



Cumberland Court
Kings Road, Brighton.

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A rare and beautifully presented seafront apartment! This exceptional home offers a unique blend of period elegance and modern luxury, complete with a private entrance, allocated parking space and a chain-free status.

Just opposite Brighton's iconic promenade, it serves as a peaceful hideaway from the city's vibrant pace - an oasis to retreat to, yet moments from the beach and city centre.

Extensively and meticulously refurbished in 2019, the property underwent a full transformation including new wiring, plumbing, insulation, and damp proofing. The interior has been designed with care and attention, combining traditional features with contemporary comfort.

Throughout the apartment, you'll find engineered oak flooring, bespoke cast iron radiators, dentil cornicing, and elegant Farrow & Ball colour schemes. Polished brass fittings, Fired Earth tiling in the hallway and bathroom, and London Mosaic encaustic tiles in the entrance add subtle character and craftsmanship.

The spacious living room centres around a striking cast iron fireplace with electric fire, framed by bespoke cabinetry and shuttered sash windows to the front.

The kitchen is a stylish yet practical space, complete with Norwegian glass tiling, a Franke sink, and a Quooker boiling water tap and a full suite of Neff integrated appliances.

Both bathrooms are fully tiled, featuring marble-effect and Spanish 'fish scale' ceramics, paired with Matki showers, Hans Grohe fittings, Duravit sanitaryware, and Roca vanity units. One bathroom benefits from underfloor heating, and both include stainless steel heated towel rails, providing a spa-like finish.

The home includes three bedrooms, with the third room currently used as a study and housing the Worcester-Bosch boiler. This room is fully tanked and UPVC glazed, making it a versatile space for home working or additional sleeping accommodation. Between the kitchen and lounge, a practical laundry cupboard provides extra storage and space for a condenser tumble dryer.

To the rear, a private enclosed courtyard laid with Spanish terracotta tiles offers a peaceful outdoor retreat. Gated access leads to a discreet alleyway connecting to both Norfolk Street and Western Street, adding a sense of seclusion while keeping the city easily within reach.

In short, this is an incredibly special home - offering elegant design, modern convenience, and one of Brighton's most sought-after seafront positions.

Whether you're searching for a stylish main residence, a coastal pied-à-terre, or an Airbnb, this apartment delivers on all fronts.

▀ *Asking Price* £550,000

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1



2





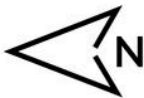
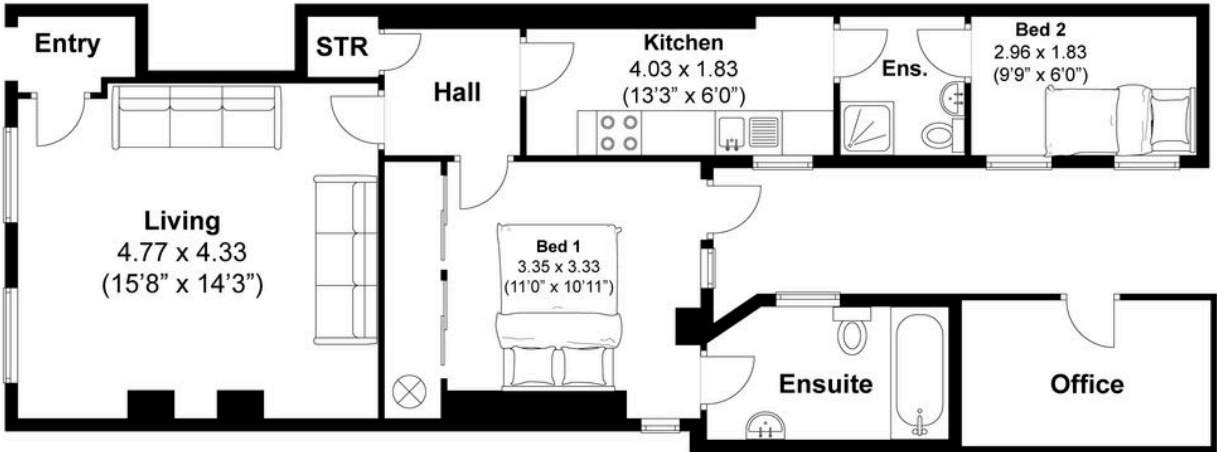




TOTAL FLOOR AREA:
668.43 sq ft | 62.1 sqm

Kings Road, Brighton
Approximately 62.1 sqm (668.43 sqft)

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Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
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