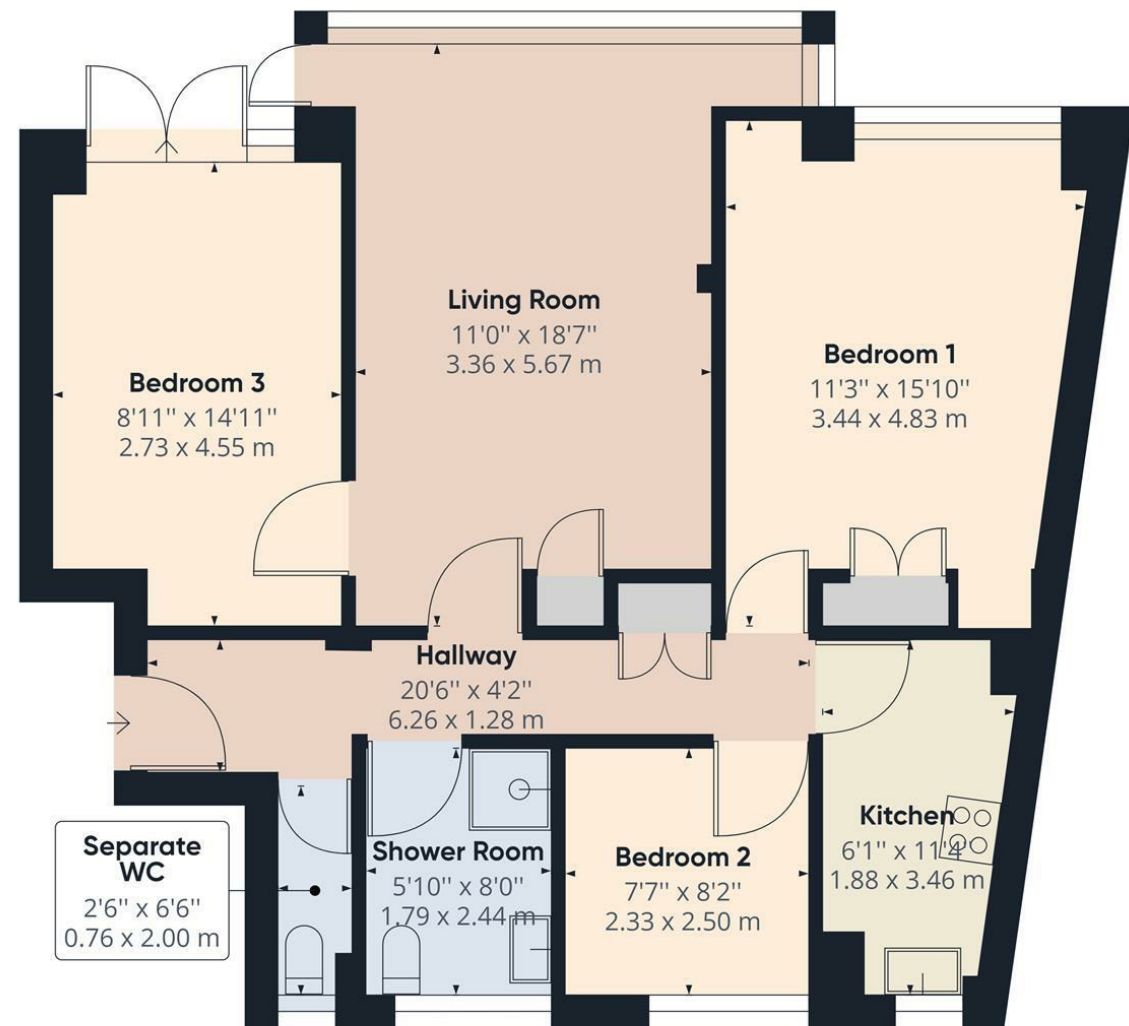


# JohnHilton

# JohnHilton

Est 1972



Approximate total area<sup>(1)</sup>  
777.11 ft<sup>2</sup>  
72.20 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

11 Embassy Court Kings Road, Brighton, BN1 2PX

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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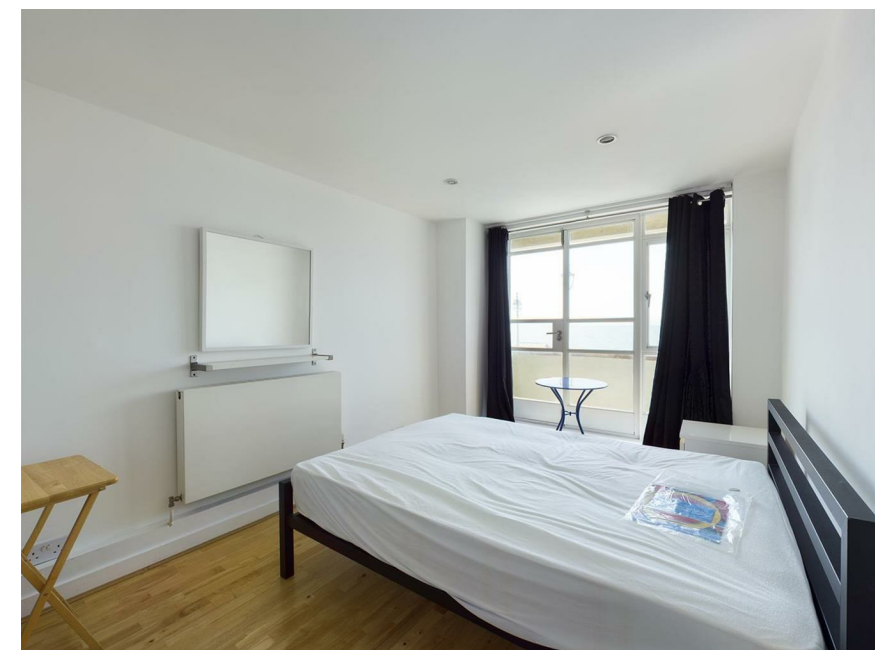
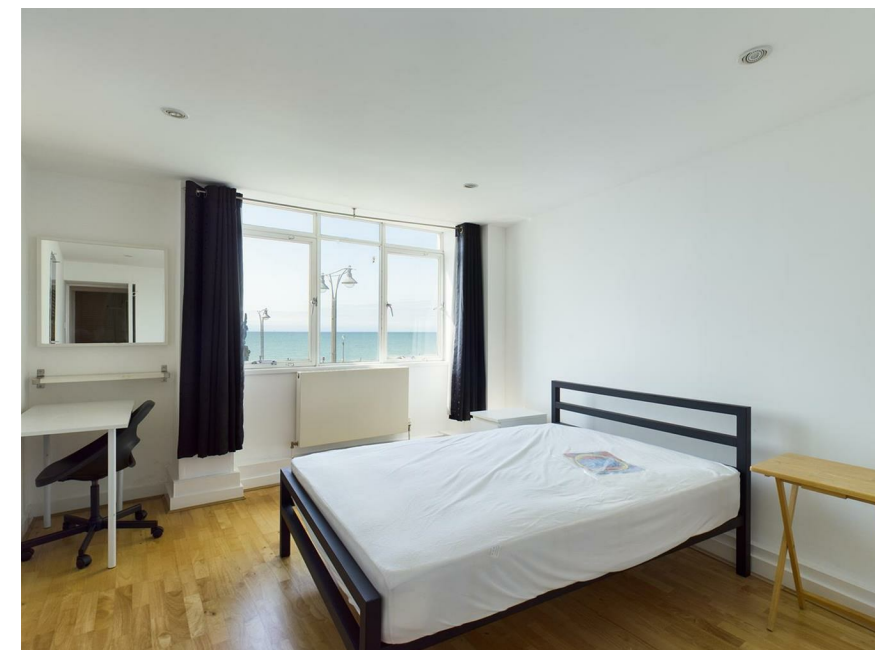
PrimeLocation.com





# 11 Embassy Court Kings Road, Brighton, BN1 2PX

\* A beautiful 3 double bedroom STUDENT flat available to Students only £153.46 per person per week £665PCM  
 \* Available 15/08/2025  
 \* A stunning first-floor apartment in this historic seafront building  
 \* Far-reaching sea views and amazing sunsets can be enjoyed from the balcony  
 \* Council tax band D  
 \* Central Brighton. Very close to shops, restaurants, and all facilities  
 \* Access from the stylish, restored reception area provides extra security for residents  
 \* This high-spec modern kitchen is fully equipped with all the white goods, including a dishwasher and fridge freezer  
 \* Bathroom and further WC (2 x WC's)  
 \* 3 double bedrooms, two of which have sea views  
 \* A holding deposit of £460.38 will be required to secure the Property, which is equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go towards the first month's rent on move-in  
 \* The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts  
 \* Please note that rent is shown as per person per week based on 52 weeks of the year, as the rent is due monthly



- 3 double bedroom student flat
- Modern neutral decor
- Sea views
- Balcony
- Separate kitchen
- Good size living room leading onto the balcony
- Bathroom and further WC (2 x WC's)
- Sea front location
- Close to Brighton City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D