

THE MODERN HOUSE



Kings Road, Brighton
Sold

Embassy Court

This bright two-bedroom apartment with a balcony is located on the fourth floor of Brighton's iconic Embassy Court, designed by architect Wells Coates. Extending over 560 sq ft, the apartment has been extensively and sympathetically restored under the current ownership. Details such as an original glass partition, which was rediscovered behind plasterboard during renovations, and a bespoke kitchen distinguish this apartment from any others in the building. Embassy Court was subject to a comprehensive refurbishment in 2006 overseen by Sir Terence Conran's practice, which re-associated the apartments with the elegance and high-class living for which they were renowned during their early years.

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*South-East England
Sold*

Embassy Court

The Building

The Grade II*-listed Embassy Court was designed by celebrated architect Wells Coates and completed in 1936. Although Coates' work in the UK is limited to only a few projects, they are considered among the finest examples of pre-war British modernism. Drawing influence from the design of ocean liners, Coates' work set the tone for many modernist structures built in the pre-war period, such as William Crabtree's Peter Jones in Sloane Square. Coates' most notable earlier project, the Isokon Building in Belsize Park, was constructed in 1929-32 and was a haven for European modernists fleeing the rising tide of fascism on the Continent. These flats were home to titans of the movement including Walter Gropius and Marcel Breuer.

The Tour

Entry to the apartment is from a balcony via a lift or an external staircase. Upon entry, a bright hall with herringbone parquet flooring extends through the central spine of the apartment. To left is the guest bedroom and to the right, a well-sized bathroom with an original obscured glass partition. To the other side of the partition is a home office/dressing room with bespoke cabinetry, which benefits from both east and west-facing light.

The herringbone parquet flooring runs throughout the apartment, leading the way to the main bedroom. This has its own balcony, as does the generous living room. The bespoke galley kitchen, designed by renowned furniture maker Matthew Burt, is a veritable tour de force of minimalism, respecting the aesthetic sensibilities of the building while riffing on its subtle nautical themes.

Outdoor Space

The apartment has access to a communal sun deck on the top floor of the building with sweeping views of the Brighton promenade and the expanse of the English Channel.

The Area

Embassy Court is located seconds from the beach and a short walk from all that Brighton has to offer. The area enjoys an increasing wealth of excellent restaurants and cafes, from Western Road to the bohemian quarter of the North Laines. The historical charm of neighbouring Lewes and the natural beauty of the South Downs are both within 10 miles.

Brighton and Hove train stations are both around a mile away and collectively offer up to 10 direct trains an hour to various London stations, each taking just over an hour.

Tenure: Leasehold with Share of Freehold Lease Length: Approx. 956 years Service Charge: Approx. £2,700 per annum Ground Rent: approx. £50 per annum

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.