Marine Parade, Brighton, BN2 1PN
welcome to

Marine Parade

This delightful top floor seafront, one bedroom apartment located on Kemp Town seafront. The property benefits a south facing lounge, kitchen, a stunning south facing decked balcony with views from Brighton Marina to the Pier and comes with no onward chain.

Brighton is one of England’s most exciting seafront cities having many watersides bars and continental style cafes on the new look beach front. There are elegant seafront regency squares and aligning the seafront promenade. The world famous Royal Pavilion with its Indian exterior and Chinese interior is less than a mile away.

Also less than a mile away is the Brighton Marina with facilities which include The David Lloyd Fitness Centre, multi-screen cinema and bowling alley. Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St. Georges Road known locally as Kemp Town Village. Churchill Square Shopping Centre and Brighton Mainline Railway Station is about a mile away and the station provides links to London Gatwick & London Victoria.
Communal Entrance
With stairs leading to all floors, including the top floor.

Own Front Door Leading To:

Hallway

Kitchen
Fitted with matching grey high gloss drawer & cupboard units at base level with working surface, inset sink unit, a washing machine, an electric cooker with hob over, space and plumbing for fridge/ freezer and a west facing sash window with stunning views to the Pier and beyond, Tiled splash backs.

Living Room
16' 6" max x 10' 6" max ( 5.03m max x 3.20m max )
A south facing room with two windows to the front, ceiling with exposed wood work and windows opening onto:

Balcony

Shower Room
Modern suite comprising walk in shower cubical, low level W/C, vanity unit wash hand basin, window to the side enjoying lovely views towards the Pier and electric radiator and inset spotlights.

Bedroom
10' 1" max x 9' 3" max ( 3.07m max x 2.82m max )
With a skylight and a raised bed with hanging and storage space beneath.

Loft Room
Accessed via steps from the kitchen and ideal extra space with a low ceiling and a Velux window enjoying views.

Note:
We are informed by the vendor:
Lease 99 years from March 1999
Typical service charges & ground rent are approx £800 p.a.
There is expired planning permission for a pair of French doors from the lounge opening to the balcony.
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- One bedroom plus a loft room
- South facing lounge
- Top floor seafront apartment
- Balcony with stunning views
- Located Kemp Town Seafront

Tenure: Leasehold  
EPC Rating: G

£250,000

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:  
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