

Total Area Approx 1561.00 sq ft

Beachy Keen Marine Drive, Brighton, BN2 8LA

To view, contact John Hilton:
 127 Lewes Road, Brighton, BN2 3LG
 01273 608151 or sales@johnhiltons.co.uk

Guide Price £799,000
Freehold



Spectacular Direct Sea Views! The property is a 5 bedroom detached house on Marine Drive with direct sea views. Located a stones throw from the Undercliff Walk leading to the beach, a short walk to local shops and restaurants and the newly renovated Historical Lido, close to good local schools and with easy access to Brighton City Centre. The property comprises of off road parking for several vehicles, a living room, dining room, kitchen/breakfast room, 2 separate WC's, a glorious master suite comprising of double bedroom, shower room and sun room with 180 degree views out to sea and a further 4 bedrooms one of which is again en-suite, makes this a property not to be missed.



Front Garden
Block paved with off road parking for multiple vehicles. Flower bed borders. Spacious with direct sea views, perfect for sitting out!

Vestibule
Room for shoes and coats with multi pane glass doors to:

Entrance Hall
Light and airy with stairs to First Floor.

Guest Bedroom/Study
Perfect guest bedroom or maybe a study? Fitted wardrobes with wonderful views out over the sea.

En-Suite Shower Room
Shower cubicle with thermostatic shower, low flush WC with wash hand pedestal basin.

Living Room
Large feature front bay window with built in seating and direct sea views. Stone fire place with flame effect gas fire. Quality wooden flooring with stained glass on the west window. Light and airy with neutral décor.

Dining Room
Accessed via an open archway, feature stone fireplace with frosted windows. An elegant space.

Separate WC
Low flush WC with vanity sink unit with mixer tap.

Kitchen/Breakfast Room
Dual aspect and tasteful. A range of contemporary black and white themed eye level and base units with granite worktops. Integrated appliances including a washer dryer, dishwasher, fridge, freezer, wine cooler, ovens and a 5 ring gas hob with extractor hood over. Double sink unit with extendable mixer tap and carved drainage and granite topped breakfast bar with seating for 4. Spacious with door to courtyard.

First Floor Landing
Access to loft area with foldaway ladder, built in cupboard, side arched window.

Bedroom
Side window, fitted wardrobe.

Separate WC
Low flush WC.

Family Bathroom
White suite comprising of bath with shower mixer tap and shower head over, wash hand pedestal basin, fully tiled.

Bedroom
Direct sea view to the front.

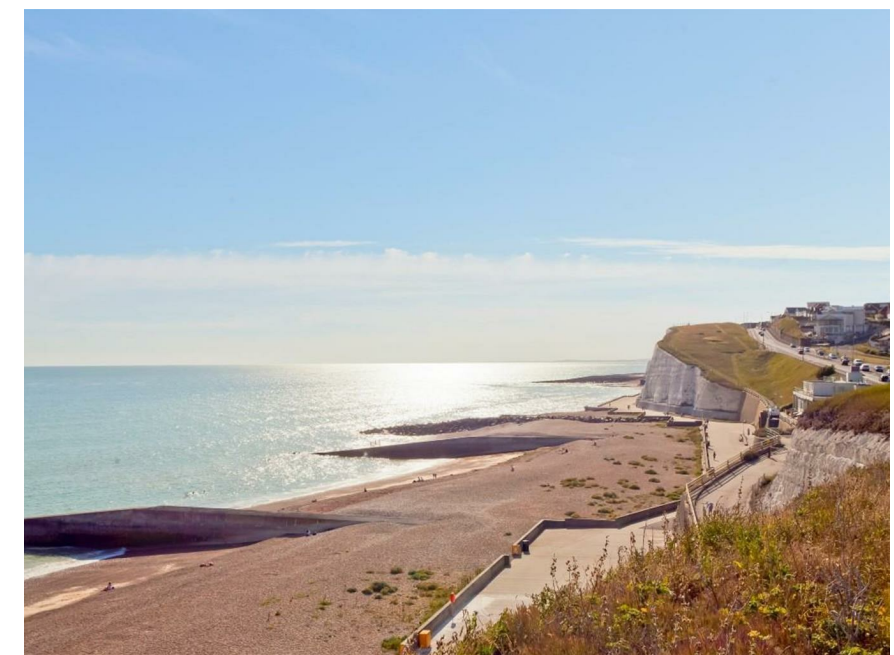
Bedroom
Window to rear, recessed mirrored wardrobe.

Master Bedroom
Fitted wardrobes, sliding doors to Sun Room.

En-Suite Shower Room
Curved cubicle enclosure, electric shower, wash hand pedestal basin, mirror, cupboards and shelving.

Sun Room
Directly overlooks the sea and coast line. Panoramic views.

Courtyard Garden
Secluded and private with tiled floor, various climbers and side entrance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	65	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C	57	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- Direct Sea Views
- Detached 5 Bedroom House
- Presented in Excellent Order Throughout
- Off Road Parking For Multiple Vehicles
- Neutral Decor
- Spectacular Master Bedroom
- Stylish Kitchen/Breakfast Room
- Access to Beach a 2 Minute Walk
- Close to Shops, Restaurants and Good Schools
- No Onward Chain