

# PHILLIPS & STILL

Marine Parade, Brighton

Guide Price £350,000 - £375,000



- A rarely available fourth floor two bedroom mansion apartment
- Underground secure and covered parking space
- No onward chain
- Bathroom and en suite bathroom to master bedroom

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

## 28 Royal Crescent Mansions, Marine Parade, Brighton, BN2 1AX



This rarely available fourth-floor mansion apartment offers an exceptional opportunity for both homeowners and investors alike. Featuring two spacious bedrooms, the apartment boasts a generous lounge that invites natural light and provides a welcoming atmosphere. The property includes a well-appointed bathroom and en-suite bathroom, ensuring comfort and convenience.

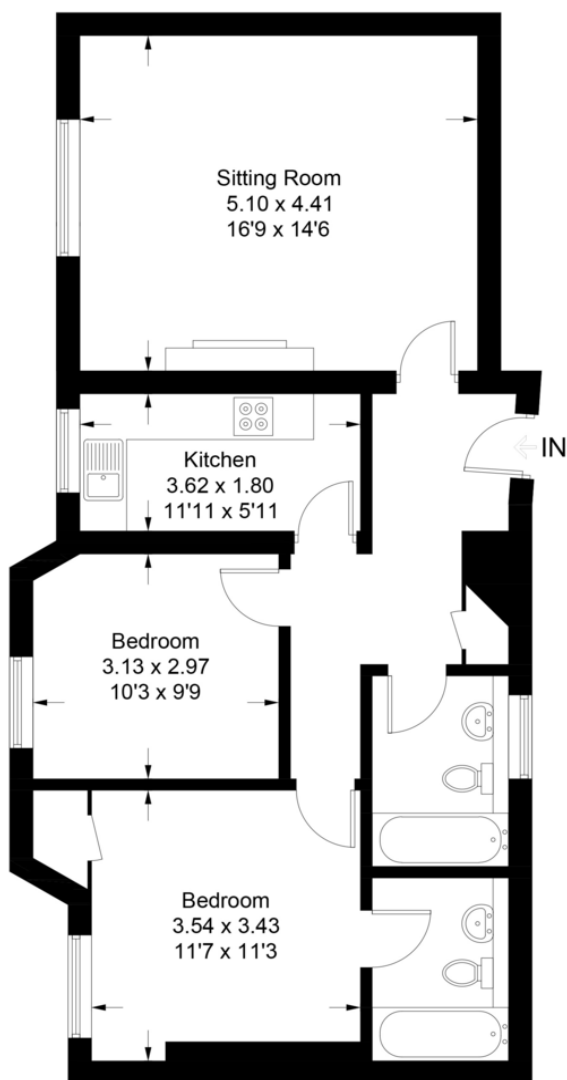
Situated in a sought-after location just off the vibrant Brighton seafront, this apartment offers the perfect blend of beachside living and urban amenities. The grand communal hallways within the building reflect the character and elegance of the property, while the close proximity to local shops, cafes, and recreational areas enhances the overall lifestyle appeal.

One of the standout features of this property is the inclusion of an underground secured and covered parking space, a rare find in this desirable area. Whether you are looking for a perfect home or a lucrative investment opportunity, this apartment is not to be missed



## Royal Crescent Mansions, Marine Parade, Brighton, BN2 1AX

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft



### Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

## Accommodation

### FOURTH FLOOR

ENTRANCE HALL

SITTING ROOM  
16' 9" x 14' 6" (5.11m x 4.42m)

KITCHEN  
11' 11" x 5' 11" (3.63m x 1.8m)

BEDROOM  
10' 3" x 9' 9" (3.12m x 2.97m)

MASTER BEDROOM  
11' 7" x 11' 3" (3.53m x 3.43m)

ENSUITE BATHROOM

BATHROOM

### OUTSIDE

UNDER GROUND SECURE AND  
COVERED PARKING SPACE



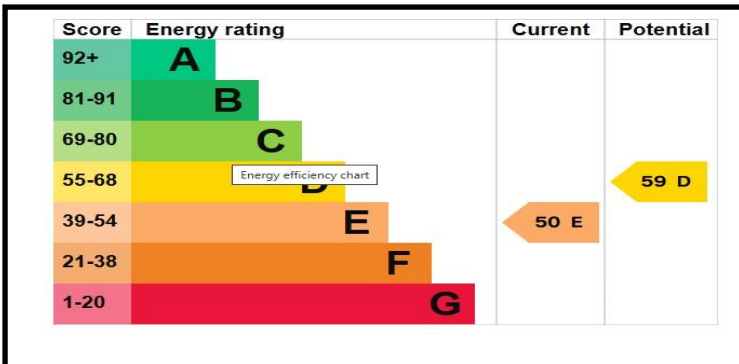




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
 112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)