

# Paul Bott & Co



- Two Bedroom Regency Apartment
- Top Floor
- Outstanding Panoramic Sea Views
- Roof Terrace To The Front

Flat 8, 115 Marine Parade, Brighton, BN2 1DD

Offers In Excess Of £375,000

Outstanding top floor apartment with two bedrooms located on Brighton's famous seafront. The property is turn key, so the perfect second home. Roof terrace to the front with exceptional sea views, and a large roof terrace off the principle bedroom with views over the roof tops of Kemp town and beyond.



## Property Description

We enter the apartment into the Entrance Hall. Immediately to our left, we have a cupboard perfect for coats and to tidy away everyday items such as the ironing board. We will then enter the lounge and struck by the immediate, stunning sea view.

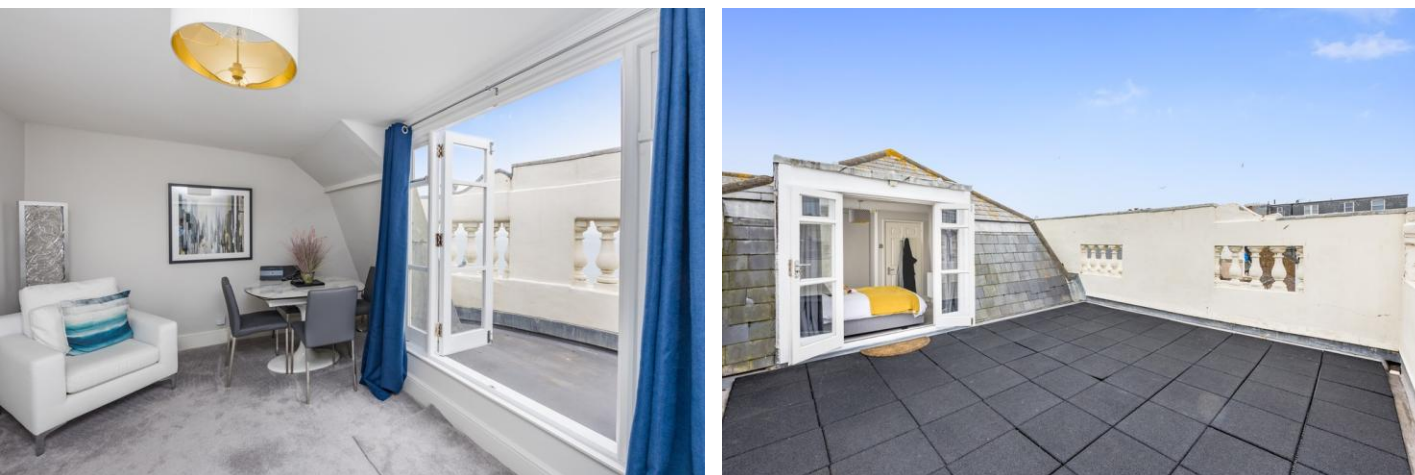
The lounge itself is a pleasant size with space for L-shaped lounge and a television seating area and a dining area on the other side of the room, space for table and chairs and further seating. You are immediately drawn to the double doors leading out onto the terrace which will give you views from the Marina right over to the Pier. Views that can also be enjoyed whilst seated to enjoy the view at whatever time of year.

From the lounge down the hallway into the Kitchen, which is modest sized. Range of eye and base level units worked around a laminate worktop. We have cupboard, housing Worcester Bosch boiler. Plumbing space for washing machine, space for fridge/freezer. Gas hob and electric oven, with stainless steel sink unit and drainer. Window overlooking side of the building.

Next stop down the hallway is the Bathroom, which is a good size. Again, plenty of light. Family size bath with mixed taps and shower over. Bath area is fully tiled with vinyl style flooring. Window overlooking the side of the building again, with views over towards the Pier. Low level WC, pedestal wash hand basin and heated towel rail.

Next to Bedroom two which really is a good-sized single/study. Again, wonderful light as there is throughout the property with views over Bloomsbury Place, making a great sized study or guest bedroom.

Immediately now into the Principal Bedroom, which is a



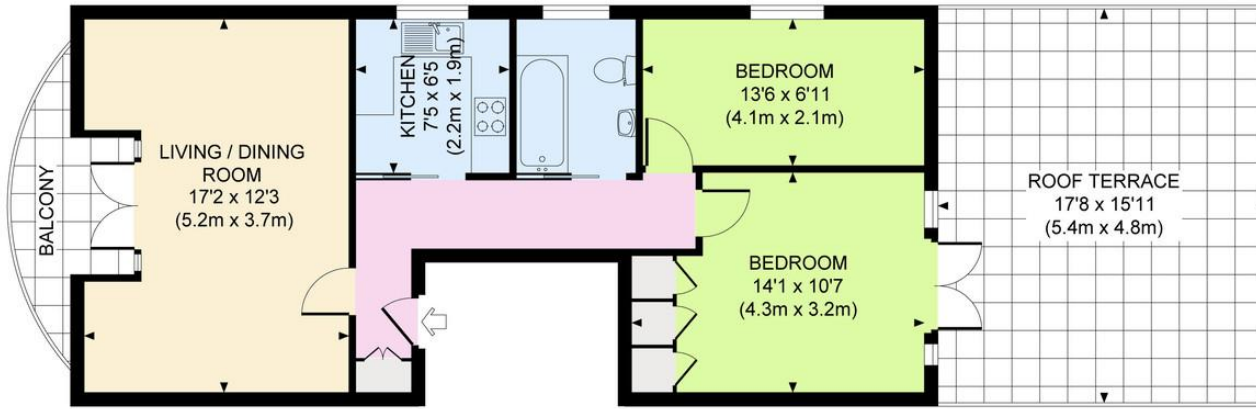


very good size. Plenty of space for a double bed, bedside cabinets either side. Bespoke wardrobes which offer an abundance of hanging space and shelving for a good amount of clothing and a good-sized shoe collection. A further treat, double doors leading you out to the rear roof terrace, which is a very pleasant and unexpected surprise. Offering you almost limitless views over the gardens, chimney pots of Kempton from one side of the City, incorporating the Hospital over to the Downs, the Racecourse and into the City centre.





Approximate Gross Internal Area  
623 sq ft / 57.9 sq m



%epcGraph\_c\_1\_334%

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

29 Upper St James Street,  
Brighton, East Sussex, BN2 1JN

[www.paulbottandcompany.co.uk](http://www.paulbottandcompany.co.uk)  
01273 605530  
[info@paulbottandcompany.co.uk](mailto:info@paulbottandcompany.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.