

# Paul Bott & Co



- Studio Apartment
- Set On Brighton's Seafront
- Over 30 Meters
- Turn Key Home

1, 69 Marine Parade, Brighton, BN2 1AD

Asking Price Of £200,000

Perfect studio apartment, set on Brighton's famous seafront, in a stunning Grade 11 listed building. The property is completely turn key, so nothing to do. It has been the current vendors home for a number of years, so well maintained as a home. Perfect location for all the that Brighton has to offer. New Lease



## Property Description

The front door of the property will lead us to the entrance hall. Carpet underfoot, consumer unit which has recently been updated. To our left is shelving above and the first room we will enter is the bathroom.

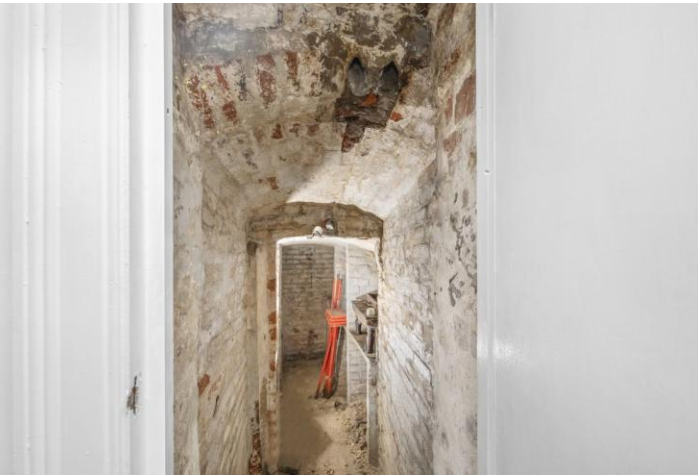
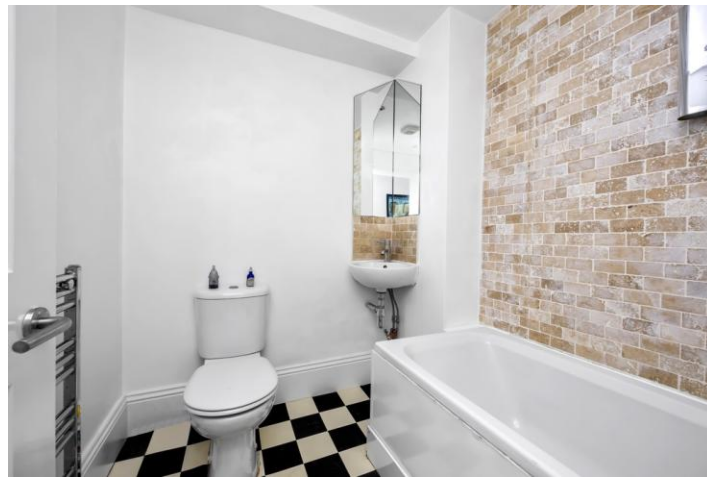
It is part tiled, we have bath, wall mounted wash hand basin, low level WC, heated towel rail and set on a vinyl flooring.

Now we walk into the studio room, we have two big south facing sash windows, allowing in a lot of sunshine. The studio room itself is a generous size as you can see from the floorplan. Plenty of space for a large double storage cupboard on either side of the space and you have your separate kitchen as well.

The kitchen is nicely set back so that the kitchen does not encroach on the sleeping or living space. On either side of the chimney breast, we have nice shelving as well. In the kitchen you have a range of wall and base units, worked around a laminate work top, with an abundance of storage. You also have an electric hob and oven below. A nice sink unit and drainer and plumbing and space for a washing machine. Space for fridge with a separate freezer above.



The property itself is set on the seafront, on Marine Parade in Kemptown village. Which means a short walk to a variety of café's, pubs, the Pier and all the new facilities such as the Sea Lanes, selection of new coffee shops, and naturally a short stroll from our world-famous Brighton Palace Pier.



Approximate Gross Internal Area  
355 sq ft / 33.0 sq m



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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