

Paul Bott & Co



- Two Bedroom Apartment
- Ground Floor
- Direct Sea Views
- Georgian Conversion

Flat 1, 128 Marine Parade, Brighton, Brighton, BN2 1DE

£1,850 pcm

Rental £1725 per month. A simply outstanding ground floor Georgian conversion, that more than enjoys uninterrupted direct sea views. The quality of the whole building alone really sets the standard for the area, filled with features that are very much sought after. Genuinely a must see. Part furnished.



Property Description

Standing in front of this beautiful Georgian home, you can actually picture yourself back in the day as the building has been maintained to such an exceptional standard.

With your expectations running high as you walk up to the front door up the chequered steps through to the communal hallway, which is simply outstanding with high ceilings, cornicing and decorated to an exceptional standard.

Entering the apartment itself the high standards continues. The entrance hall is set upon restored French oak which runs through into the lounge. The hallway within its beauty has good basics such as two large storage cupboards and importantly a great deal of space.

Following the natural flow into the lounge, taking everything in, starting with the 4.5 meter high ceiling with original coving, your eyes will lower to the two large sash windows through which you have outstanding sea views. On either side of the windows you have restored and working window shutters, two old fashioned radiators, high skirting boards and in the corner a third window which gives you an amazing view of the pier, where you can sit and have your dinner and watch the sun go down.

Flowing naturally off of the lounge is the kitchen, set on tiles and with cream gloss units, you will find all you need in a kitchen with high end specification, including an induction hob, double oven, fridge/freezer, washer/dryer and let's not forget the wine cooler, all blending perfectly with the outstanding living space.

Next the bathroom, where again no expense has been spared. Fully tiled in Italian marble with a full size bath,





rainfall shower, WC and a sleek wash hand basin set on wooden shelving.

Above the bathroom which is a rare treat in an apartment, is the access to the loft space which stretches over the bathroom and kitchen space allowing for an abundance of storage space and with the ability to stand up. The loft space is accessed via a drop down ladder, allowing you to keep suitcases and the Christmas tree alike out of sight.



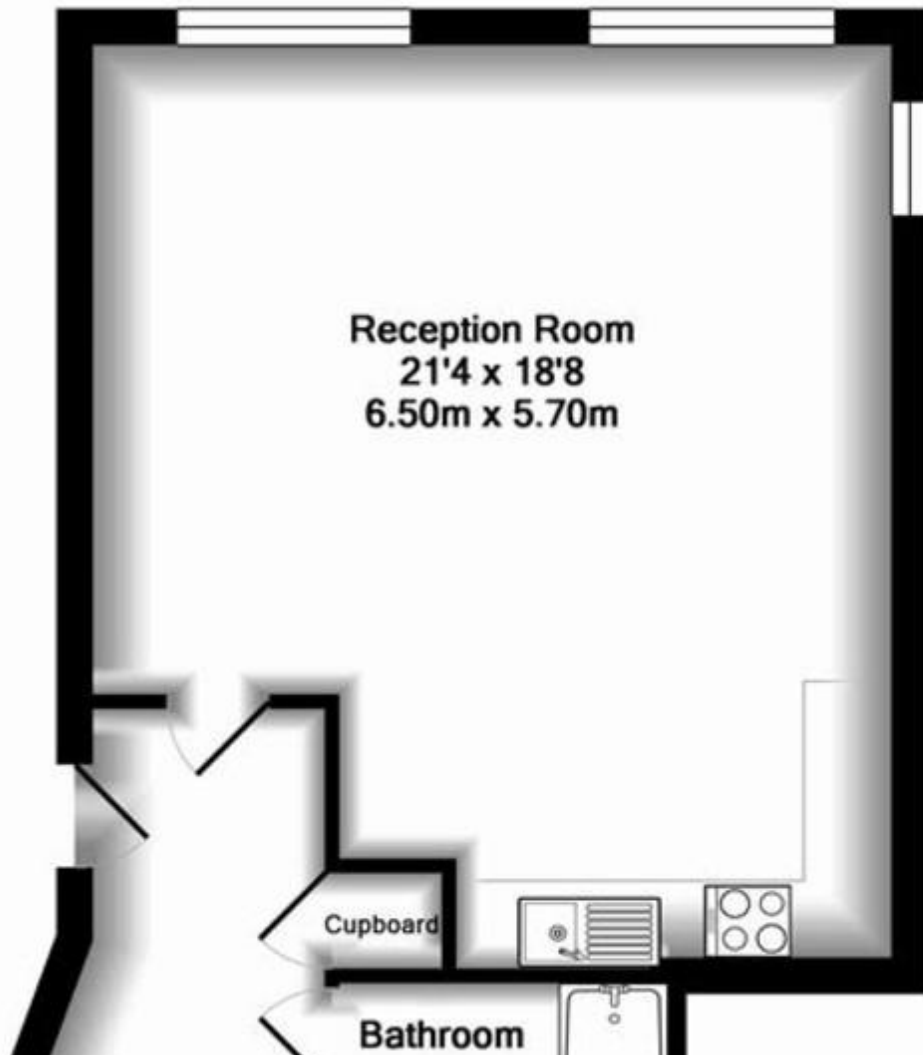
On to the bedrooms, bedroom one retains the ceiling height which sets the apartment aside with a large sash window to the rear again with restored shutters continuing the theme of the apartment, with more than enough space for a king size bed and large bedroom furniture.

Bedroom two is also a double with a lower ceiling height, great storage and again an original sash window with original sliding shutter.

The property has the use of the private Marine Square garden, allowing you to sit outside and enjoy the sunshine.



Kemp Town village is just around the corner with its amazing selection of coffee shops, bistro's and quirky individual boutiques, making this one of the city's most sought after areas, however most importantly the sea and promenade is located just on the other side of the road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	

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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