

## Marine Drive, Brighton, BN2 7HQ

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft



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



Total Area Approx sq ft

Kaye's Cottage 32 Marine Drive, Brighton, BN2 7HQ

To view, contact John Hilton:  
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**PCM £3,700 PCM**





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## Kaye's Cottage 32 Marine Drive, Brighton, BN2 7HQ

- A stunning must see 4-Bedroom Home with Gardens, Garage & Luxury Finishes
- 4 double bedroom property
- Available 22nd April 2025
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room kitchen with underfloor heating throughout and bedrooms with air-conditioning
- 2 Luxury Bathrooms
- Front & Back Garden with south facing terrace (Gardener Included)
- Garage
- Council tax band E
- 12-month tenancy

• A holding deposit of £853.84 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent  
 • The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **E**

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