

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:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £3,000 PCM



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 Now
- 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



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

Council Tax Band: **E**

- Stunning Detached Four Double Bedroom House
- Available Now for 12-Month Tenancy
- Modern Neutral Décor
- Unfurnished with White Goods
- Front & Rear Gardens with South-Facing Terrace
- Open-Plan Kitchen/Living Room with Underfloor Heating
- Bedrooms with Air-Conditioning
- Two Luxury Bathrooms
- Garage
- Council Tax Band E