



Apartment (EPC Rating: C)

FLAT 13, CHAIN PIER HOUSE 46-48 MARINE PARADE, BRIGHTON, BN2 1PE

£1,595

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

*** A ROOM WITH A VIEW ***

This unique property, with beautiful far-reaching sea views, presents a truly rare opportunity to live the seafront lifestyle. Being ideally located on Marine Parade with 3 separate balconies, the property offers panoramic views of Brighton's famous seafront, with West Pier to the West, Brighton Marina to the East, and Brighton Palace Pier in the direct foreground!

With floor to ceiling sash windows, this property has been fully refurbished to a high standard.

Available for immediate move in, unfurnished!

Kitchen

The kitchen benefits from a brand new Howdens premium kitchen, finished in Sandstone Matte Finish. This is completely brand new and unused. From the kitchen window, you can see Brighton Palace Pier, offering lovely views whilst washing up! Built in Bosch dishwasher, oven & hob, washer dryer, microwave & fridge/freezer. The Landlord has ensured the kitchen provides multiple 13amp plug sockets around the counters, as well as new smoke & heat alarms and warm white dimmable spotlights!

Living Room

The main living space of the property benefits from 2 walkout balconies with unobstructed, panoramic sea views over BOTH piers and Brighton Marina to the East. Benefitting from near floor to ceiling sash windows, this room is flooded with light all day, every day, no matter the weather! The ceilings are in excess of 3.2 meters, giving an extra sense of space throughout. Again, the Landlord has ensured multiple 13amp plug sockets for ease of access.

Bedroom

The master bedroom also benefits from a walkout balcony with unobstructed, panoramic sea views over BOTH piers and Brighton Marina to the East. This bedroom is plenty large enough for a Double or King Size Bed, as well as wardrobe, desk and/or chest of drawers.

Imagine waking up to that view!

Bathroom

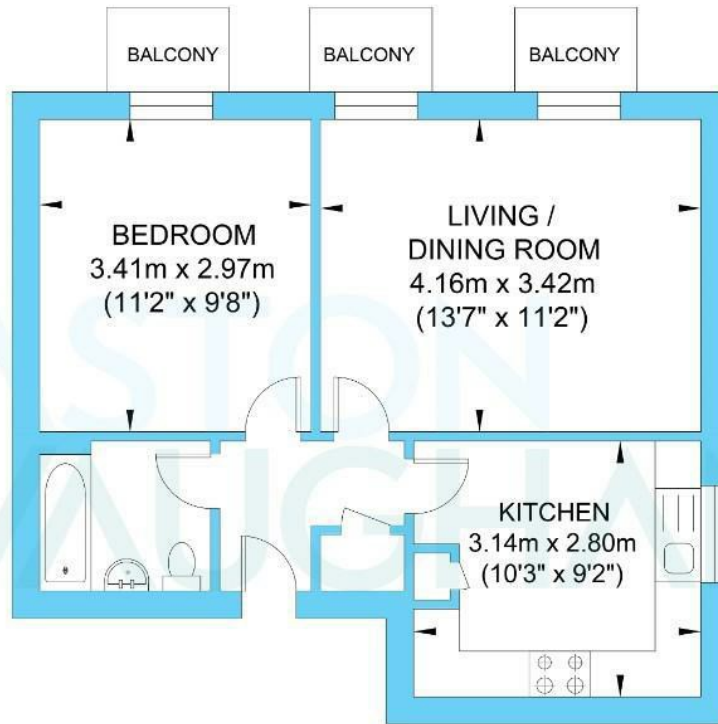
The modern bathroom suite benefits from a powerful Mira electric shower, with good water pressure throughout.

Additional Features

- Communal Elevator / Lift + Stairway Access
- Telephone Buzzer Entry System Flat to Main Front Communal Door
- Large Airy Communal Entrance
- Individual Flat Postal Box accessible via Pin Code Security Entry System
- Brand New LVT (Luxury Vinyl Tile) Flooring throughout property supplied by leading premium brand "Floorify"
- Farrow & Ball Paint Colour "Old School House White" on Walls throughout Property
- Farrow & Ball Paint Colour "Wimborne White" on Skirting/Ceiling/Woodwork throughout Property
- New ironmongery throughout
- Multiple Front Door Security Locks
- First Floor Flat — higher floor so more security & means direct views to seafront
- Close proximity and walking distance to Kemptown, Brighton Pier, Brighton Lanes, Soho House, Beach & Sea.
- Lots of local amenities, bars, cafes, restaurants and shops.
- Period Grade II Listed property with lots of history, period features and character.
- Chain Pier House was named after the Royal Suspension Chain Pier that opened directly opposite the flat in 1823.
- Chain Pier House Early 19th Century building once home to Captain Samuel Brown who created the famous Chain Pier.



Marine Parade



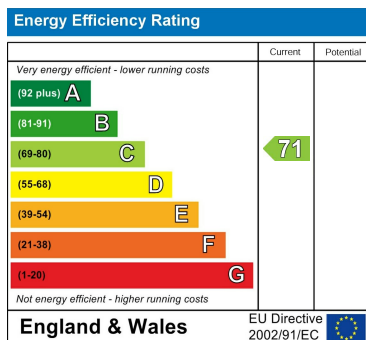
First Floor
 Approximate Floor Area
 440.78 sq ft
 (40.95 sq m)

Approximate Gross Internal Area = 40.95 sq m / 440.78 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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