



Flat 5, 39 Marine Parade

Brighton BN2 1TR

Asking Price Of £475,000

- STUNNING SEAFRONT APARTMENT
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- BATHROOM

- SOUTH FACING LIVING ROOM
- SOUTH FACING KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN
- DIRECT SEA VIEWS

Whitlock and Heaps are delighted to bring to market this top floor apartment being situated in this most desirable location with stunning direct sea views from both the kitchen/breakfast room and living room. Offering spacious three double bedroom accommodation with an ensuite shower room to the master bedroom and a separate bathroom. Location really is everything with this property, just cross the road and you are on Brighton seafront with all the amenities the City has to offer being within walking distance. There is parking to the front of the building on a first come first served basis with the property being sold with the remainder of a 999-year lease and no onward chain.

STAIRS TO TOP FLOOR

LANDING Fitted cupboard, sky light.

KITCHEN/BREAKFAST ROOM South facing and double aspect with direct sea views. Fitted kitchen incorporating stainless steel sink unit with drainer and mixer tap, laminate work surface with storage space under, inset four ring gas hob, electric oven, appliance space, two sash windows, space for table and chairs.

LIVING/DINING ROOM South facing with direct sea views, feature fireplace with marble hearth and surround, fitted shelving and cupboard in alcove, radiator.

BEDROOM 1 Sash window, fitted wardrobes, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls, sash window.

BEDROOM 2 South facing with direct sea view, sash window, radiator.

BEDROOM 3 Sash window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, low level w.c, tiled floor, radiator.

OUTGOINGS

LEASE 999 years from 2015.

Maintenance £2,753.40

Peppercorn Ground Rent

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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& heaps**

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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