



**0 Bed  
Studio  
located in**

 **MyHausProperty**  
Sales & Lettings

57 Marine Parade  
Brighton  
BN2 1PN



£800 PCM

If you've always dreamed of living by the sea, this compact studio on Marine Parade could be the perfect spot. Located right on Brighton's famous seafront, it offers a rare chance to enjoy coastal living at an affordable price.

Set within a beautiful period building, the studio is modest in size—around 25 square feet—but makes a great base for someone who wants to be in the heart of the action. It's ideal for a single person looking for a simple setup, a weekday crash pad, or even a bolt-hole by the beach.

The living space is private, with a shared bathroom just along the hall and access to a separate shared kitchen. The arrangement keeps things straightforward, with just what you need, and nothing you don't.

Step outside and you're right on the promenade, with all the buzz of Brighton just minutes away. Kemptown's independent shops, cafes, and bars are a short stroll in one direction, with the Pier and central Brighton in the other. Whether you're into sea swims, people-watching, or just enjoying the fresh air, the location is unbeatable.

If you're after a low-maintenance, no-frills place to call your own by the sea, this could be just the ticket.



## Second Floor

Approx. 20.7 sq. metres (223.2 sq. feet)



Total area: approx. 20.7 sq. metres (223.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.

Plan produced using PlanUp.

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

### DIRECTIONS

### CONTACT

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