



Marine Parade, Brighton

Guide price £375,000 - £400,000



Property highlights

- Located on Marine Parade opposite Brighton Pier
- Stunning direct sea views
- Spacious two-bedroom apartment
- Share of Freehold
- Reception room with high ceilings and bay windows
- No onward chain
- Separate galley kitchen

Guide price £375,000 – £400,000. Located in the heart of Kemptown, with direct sea views, is this fantastic two-bedroom ground-floor apartment. This property presents a fantastic opportunity for someone looking for a seaside home.

The property

Located in the heart of Kemptown, with direct sea views, is this fantastic two-bedroom ground-floor apartment. A communal entrance leads to the front door through which is the wooden floored hallway and all of the rooms. Two good-sized bedrooms sit at the back of the apartment and in the middle is a blue-tiled bathroom with a bath with shower over. At the front of the apartment, with large bay windows overlooking the sea and Brighton Pier is the brightly lit living room. Full of character, this room has high ceilings and scope to decorate to one's tastes. Off the living room is a galley kitchen with base and wall units, an electric hob, and an oven. This property presents a fantastic opportunity for someone looking for a seaside home, or an investment property.

Additional property information

Tenure: Share of Freehold

Length of Lease: 948 years remaining

Service Charge: £2,104 per annum

Council Tax Band: B

The area

Marine Parade is the coast road that stretches from Brighton Pier to Brighton Marina. This apartment is located on the Kemptown side, opposite the Pier and a stone's throw away from Brighton's infamous pebbled beaches. Kemptown is well-known for its community charm, and a generous hub of independent shops, delis, vintage stores, indie and second-hand bookshops, restaurants, cafés, and pubs. Brighton Lanes and Churchill Square shopping mall are a short walk away.

Brighton Marina is home to a supermarket, cinema, David Lloyd gym as well as a host of restaurants and cafes around its pretty harbours. On the seafront, a new development has introduced an outdoor Olympic-sized swimming pool, beach sauna, shops, food outlets, and a bar. This joins the existing mini golf course and children's playpark. Here you also have Volk's Electric Railway, built in 1883, which still runs along the seafront.

Transport links

Marine Parade is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that stops directly outside the property. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase. Please note, the furnished photographs have been created using CGI and do not exist in the property. These images are for illustrative purposes only, providing examples of how the home can be furnished.

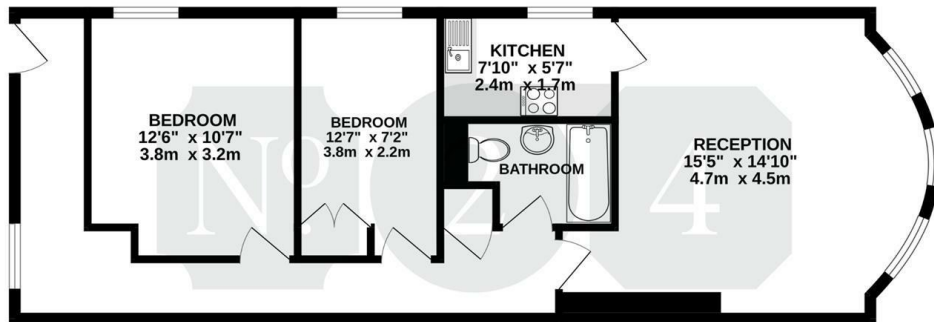








GROUND FLOOR



TOTAL FLOOR AREA: 657sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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