



Marine Gate, Brighton BN2 5TP

welcome to

Marine Gate, Brighton

A raised ground floor flat with a south facing lounge and two double bedrooms. It also offers direct access to the rear gardens. The flat is being sold with a share of the freehold, the building communal parking and 24-hour security. GUIDE PRICE £300,000- £325,000





Total floor area 80.0 sq.m. (861 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This is a very spacious raised ground floor flat that is being sold with no onwards chain.

This particular flat benefits from having direct access to the rear gardens. It offers lovely views over the communal south facing gardens and of the sea. Marine Gate is a well renowned seafront block, which is very well maintained throughout.

This building includes 24-hour security, a library, lift, and parking.

Marine Gate also has very well-manicured gardens to both the front and rear. It is just minutes away from Brighton Marina and Brighton town centre making it conveniently placed with easy access to local cafes and shops. The local schools are highly regarded.

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Marine Gate, Brighton

- Sold With No Onwards Chain
- Two Double Bedrooms
- Raised Ground Floor
- Direct Access To Rear Gardens
- Share Of The Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET107242 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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