

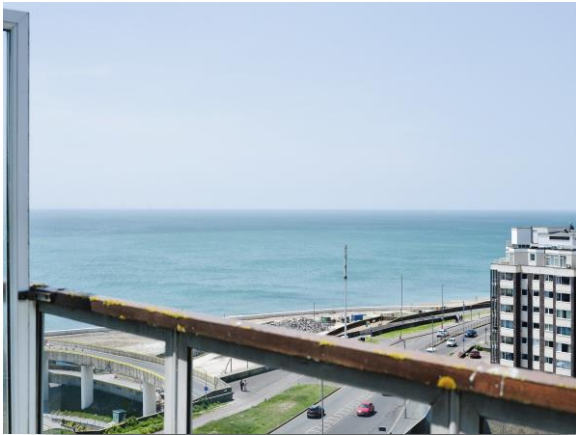


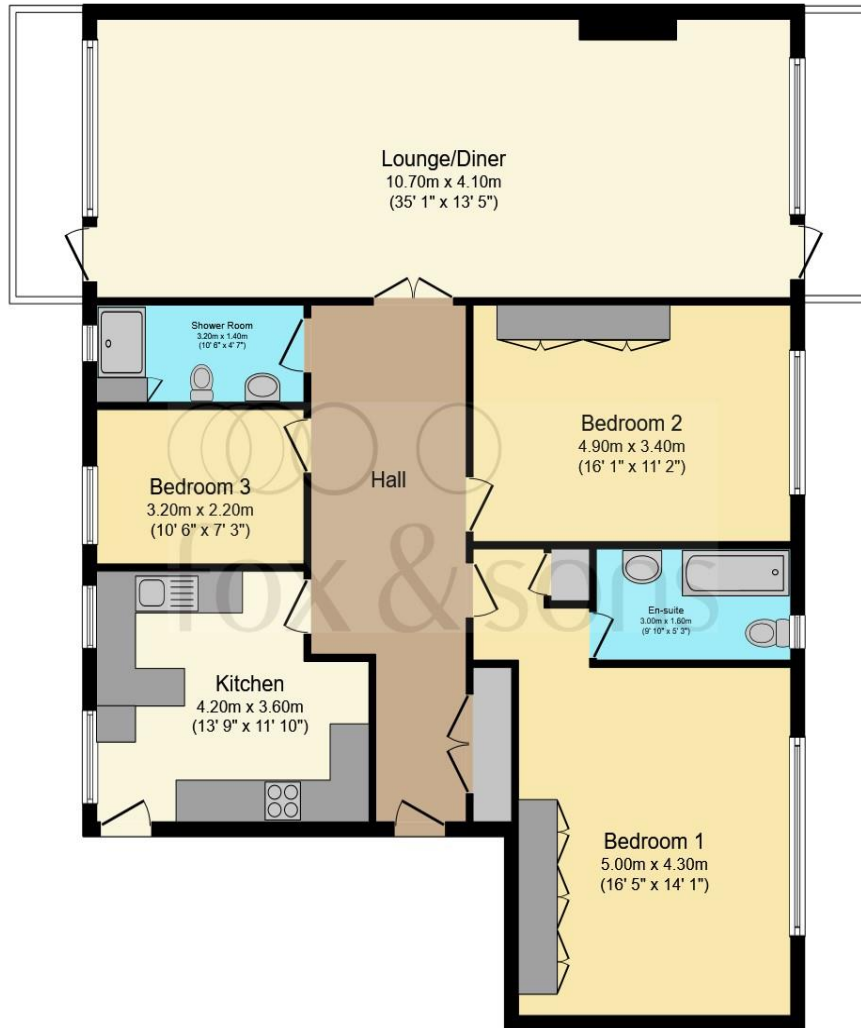
Marine Gate, Brighton BN2 5TN

welcome to

Marine Gate, Brighton

Share of the freehold, three double bedrooms, two bathrooms, lifts, communal front and rear gardens, private underground parking space, security, stunning views, large lounge/dining room and private East and West facing balconies that offer stunning views up and down the coast.





Total floor area 134.9 sq.m. (1,452 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 an amazing flat that is located on the top floor (7th) and is over 1,450 sq ft.

It has three double bedrooms, 2 bathrooms, large lounge dining room with East and West facing balconies.

The flat is vendor suited and has breath-taking views from every window of the surrounding area and of the sea. This particular flat benefits from having a private underground parking space and comes with a share of the freehold.

Marine Gate is a well renowned seafront block, which is very well maintained throughout. This flat includes 24 hour security, a library, lift. Marine Gate also has very well-manicured communal gardens to the front and rear.

welcome to

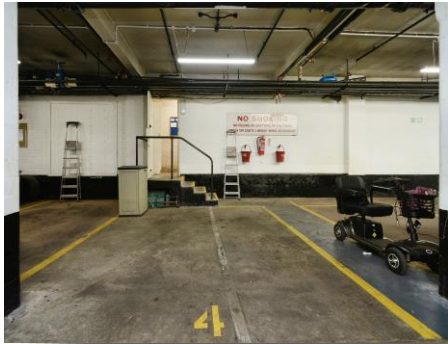
Marine Gate, Brighton

- Three Double Bedrooms
- Private Underground Parking Space
- Share of the Freehold
- Lift
- South East & South West Balconies

Tenure: Leasehold EPC Rating: D

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.

£585,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107544



Property Ref:
KET107544 - 0002

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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