



**Marine Gate Marine Drive, Brighton BN2 5TP**

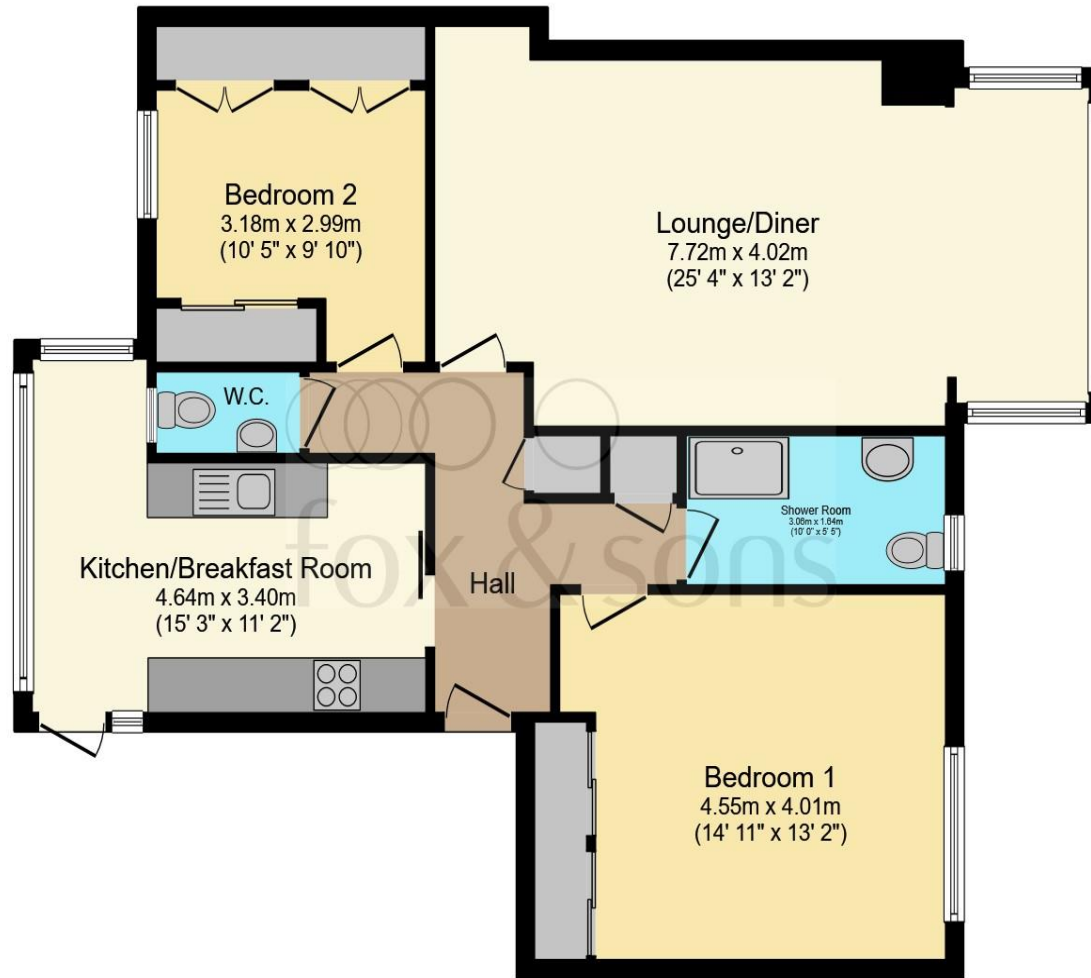


*welcome to*

## **Marine Gate Marine Drive, Brighton**

Sold with no onwards chain and comes with a share of the freehold. This amazing two-bedroom flat has sea views from every window and has a private garage! The building benefits from a lift, communal gardens and has 24-hour security.





Total floor area 92.9 m<sup>2</sup> (1,000 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This beautifully spacious 1,000 sq ft apartment is one of the few in Marine Gate to benefit from a private garage, adding convenience and value. Positioned in a prestigious seafront block, the flat offers two generous double bedrooms, a modern bathroom, separate WC, and a bright lounge/dining area that opens onto a south-facing enclosed balcony — perfect for soaking in the sunshine and sea breeze.

Enjoy breathtaking views of the sea and surrounding landscape from every window. Offered with no onward chain and a share of the freehold, this home combines comfort with peace of mind.

Marine Gate is renowned for its immaculate upkeep and exceptional amenities, including 24-hour security, a residents' library, lift access, and beautifully maintained communal gardens front and back.

welcome to

## Marine Gate Marine Drive, Brighton

- Garage
- Lifts
- Sold With No Onwards Chain
- Share of the Freehold
- Direct Sea Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3794.28

Ground Rent: Ask Agent

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

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET107358](https://fox-and-sons.co.uk/Property/KET107358)



Property Ref:  
KET107358 - 0008

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