



Marine Square, Brighton BN2 1DL

welcome to

Marine Square, Brighton

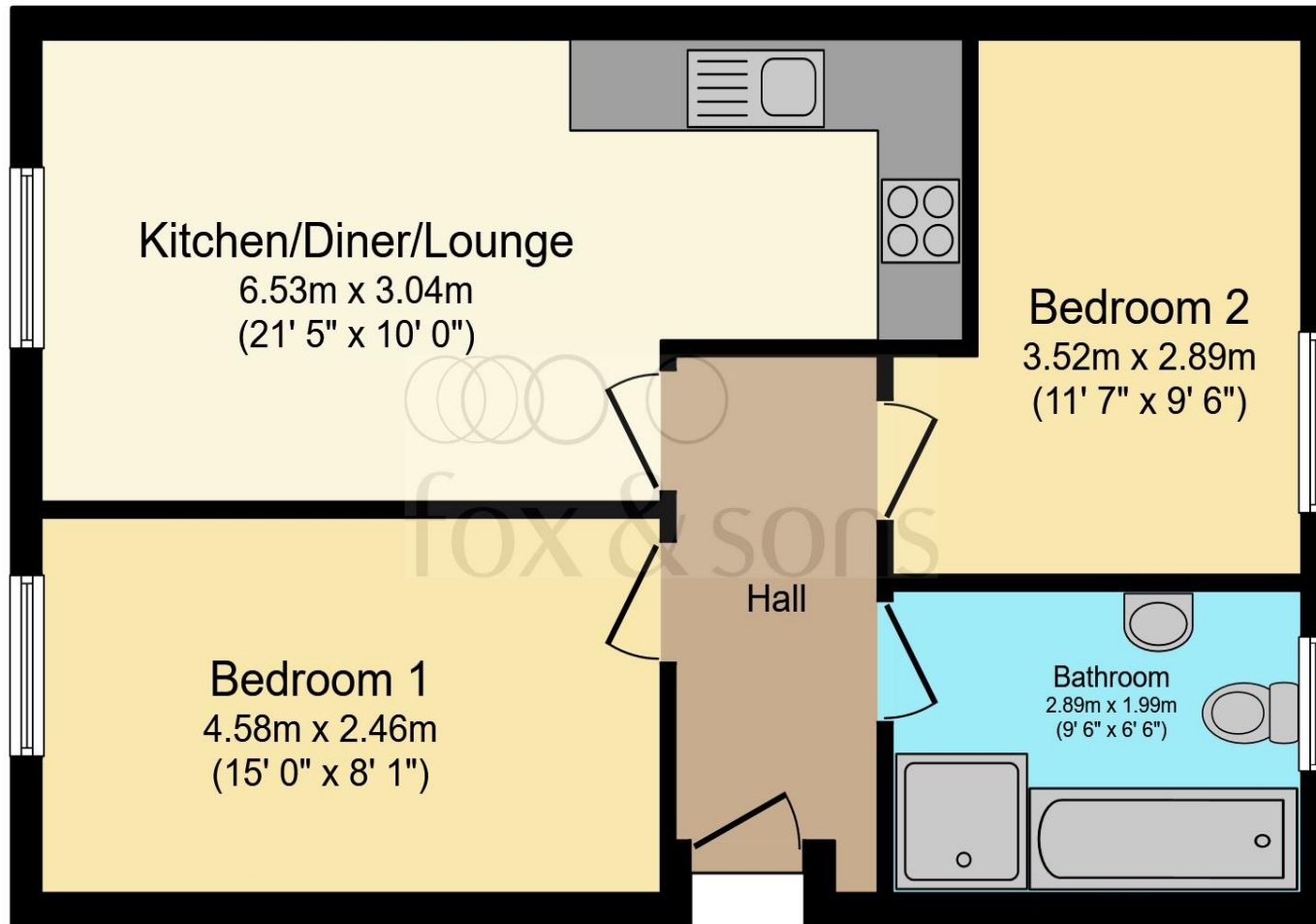
A penthouse two-bedroom apartment with direct SEA VIEWS and a modern finish throughout! This would make an ideal first time buy, and is being sold with no onwads chain.



A stunning Penthouse Apartment which is being sold with no onwards chain.

The modern open plan lounge kitchen area offers breathtaking views over the resident's gardens alongside direct sea views! This room is South Facing and is flooded with natural sunlight. It has two bedrooms which are both doubles.

The building also benefits from having front access to Brighton Seafront and rear access to the building taking you directly into Kemptown village. Marine Square is located just off Brighton seafront in Kemp Town. It is conveniently placed with easy access to local shops as well as Brighton Marinas' shop and restaurants. The beach, promenade and Brighton centre are just minutes away too.



Total floor area 49.5 m² (533 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

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- Penthouse Apartment
- Two Bedrooms
- Stunning Views
- Modern Finish
- Residents Gardens

Tenure: Leasehold EPC Rating: Exempt

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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107576



Property Ref:
KET107576 - 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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