



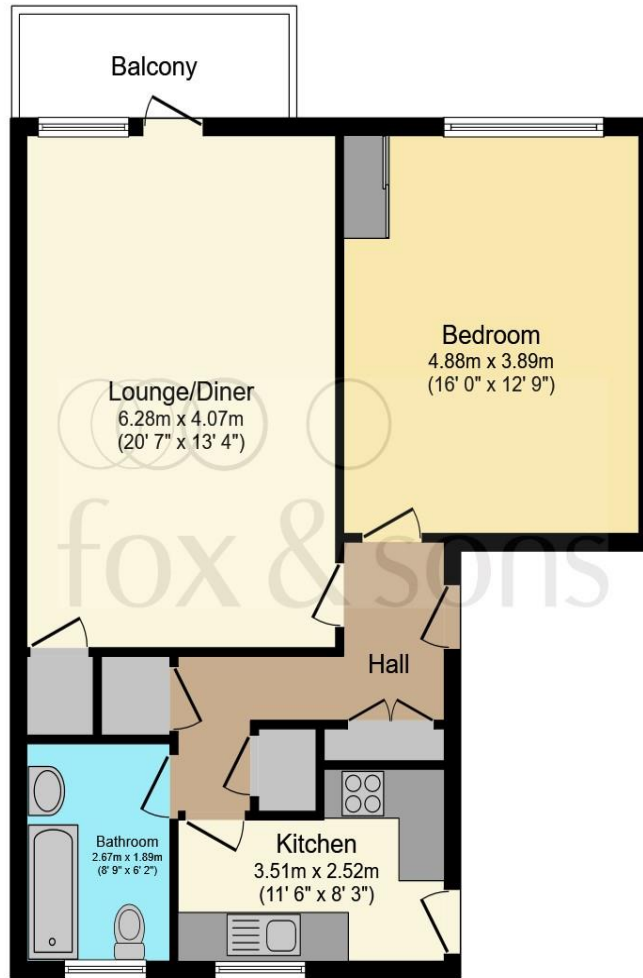
**Marine Gate, Brighton BN2 5TQ**

**welcome to**

**Marine Gate, Brighton**

Guide Price £290,000-£300,000. A large one-bedroom flat which is being sold with no onwads chain. The property has stunning views, a lift, communal gardens, residents parking, 24 security and is beautifully presented throughout.





This is a fantastic flat which is being sold with no onwards chain and comes with a share of the freehold.

It measures just under 800 sq ft so is very spacious throughout and beautifully presented.

It benefits from lovely views of the sea and down the coast which can be seen from many of the windows, and in particular from the private balcony.

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

**Total floor area 73.1 m<sup>2</sup> (786 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)

welcome to

## Marine Gate, Brighton

- Share Of The Freehold
- Stunning Views
- Lift
- Communal Gardens and Private Balcony
- Beautifully Presented

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

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET105429](https://fox-and-sons.co.uk/Property/KET105429)



Property Ref:  
KET105429 - 0006

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