



**Marine Gate, Brighton BN2 5TQ**

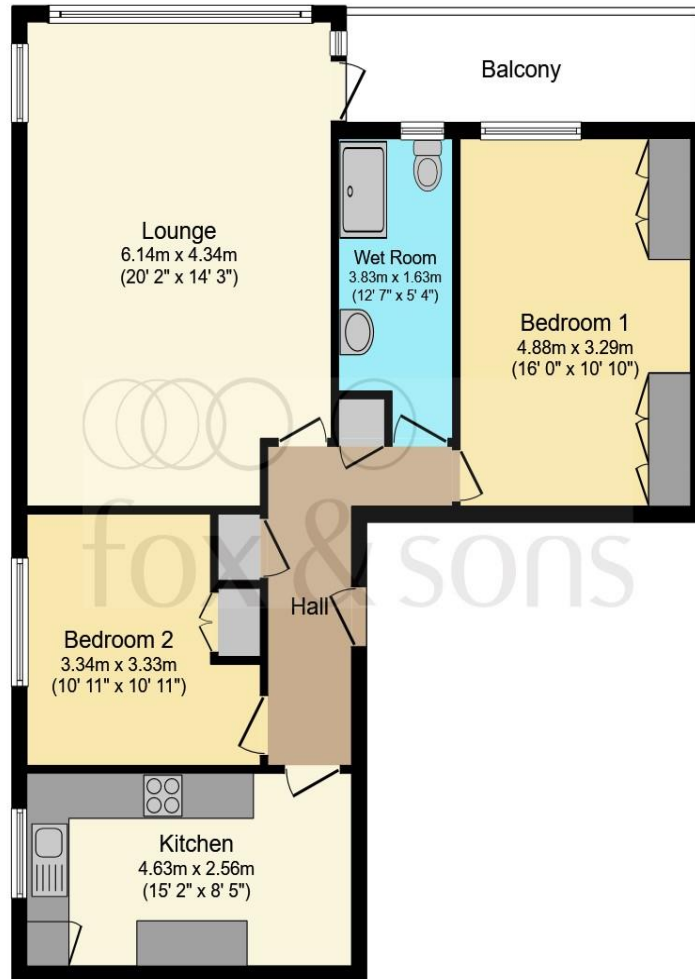


**welcome to**

**Marine Gate, Brighton**

The flat has two well-sized bedrooms, a private balcony, a spacious lounge and offers stunning views! The building benefits from a lift, communal parking and gardens. The flat also comes with a share of the freehold





This is a great flat which offer buyers a huge potential to add their own stamp and decor.

Both the bedrooms are good sizes, and the lounge is very spacious. The flat has a private balcony which offers stunning views down the coast and of the sea!

The flat has a share of the freehold and 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 gardens to the front and rear. This is on at a guide price of £325,000-£350,000.

**Total floor area 89.0 m<sup>2</sup> (958 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

- Two Double Bedrooms
- Private Balcony
- Share Of The Freehold
- Comunal Parking and Gardens
- Stunning Views

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1985. Should you require 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/KET107589](https://fox-and-sons.co.uk/Property/KET107589)



Property Ref:  
KET107589 - 0003

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