



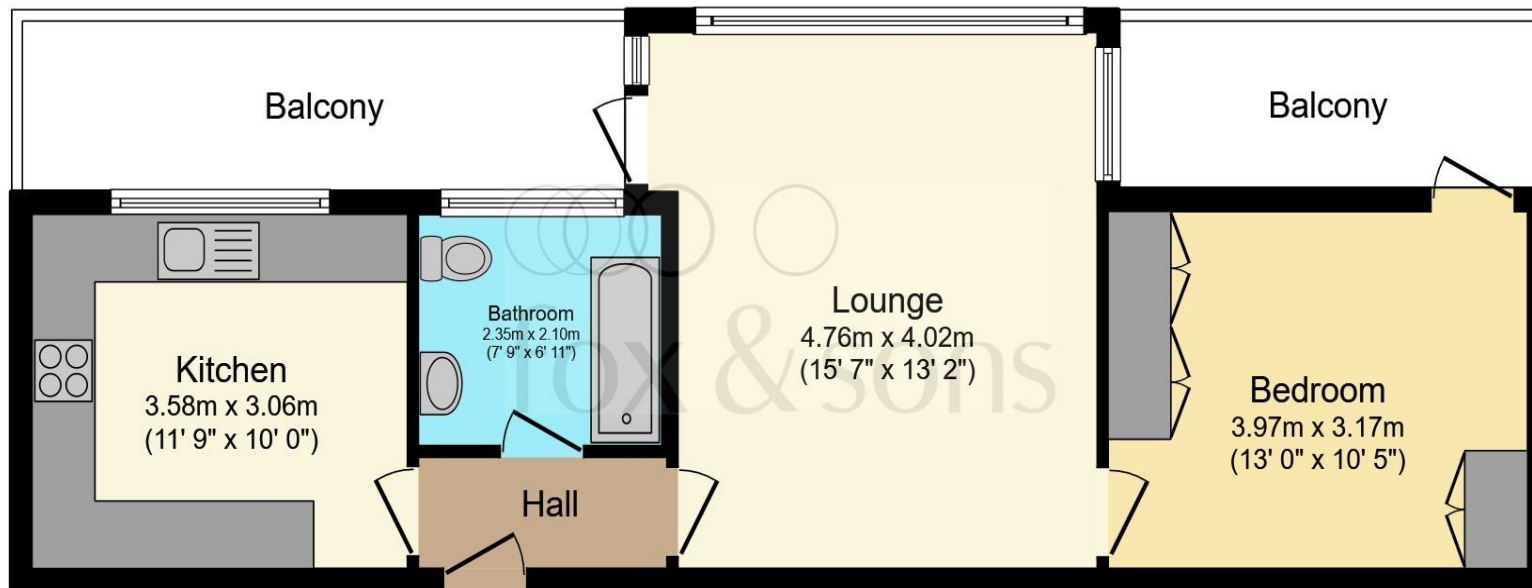
Marine Gate, Brighton BN2 5TQ

welcome to

Marine Gate, Brighton

Guide Price £300,000-£325,000. This spacious ground floor one bedroom flat is to be found in the iconic Art Deco Marine Gate, just above Brighton Marina. This flat is well proportioned with two south facing balconies as well and residents parking and front and rear gardens.





A luxury ground floor apartment which is beautifully presented throughout.

The apartment is South Facing so is flooded with natural light, and it also benefits from having two south facing balconies.

Both the bathroom and kitchen are very modern and give the 'WOW' factor throughout.

This highly regarded Art Deco style building is considered by many to be the best apartment block in Brighton. Not only does it have 24 hr security, and services including waste collection and milk delivery, there are also residents gardens to both the front and rear of the building as well.

Total floor area 51.9 sq.m. (558 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

welcome to

Marine Gate, Brighton

- Ground Floor Apartment
- Communal Parking
- Beautifully Presented Throughout
- Two South Facing Private Balconies
- Share Of The Freehold

Tenure: Leasehold EPC Rating: D

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

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107726



Property Ref:
KET107726 - 0004

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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