



Marine Parade, Brighton BN2 1DE

welcome to

Marine Parade, Brighton

Guide Price £400,000-£425,000. Apartment being sold with no onwads chain. The apartment has two bedrooms, two en-suites, a separate WC, a south facing lounge/dining room, and a private patio to the rear. It comes with a personal parking space as well! The apartment is located opposite the sea.





A great two-bedroom two bathroom apartment in a sea front Kempton Regency Building. Facing the ocean with its own private entrance, dedicated parking space and secluded back patio. Set well back from the sea front road. A black iron gate leads down wide steps to the entrance area.

On entering the property there is a small vestibule before going into the main living space. Here the light streams in through two large south facing shuttered sash windows. The feeling of light and space is further enhanced by the light-coloured flooring and white walls. A large hatch from the lounge opens into the kitchen making for good social contact between the two rooms. The kitchen has white wall units, dark work surfaces and Miele washer/dryer, dish washer and fridge/freezer. There is also a Bosch oven and hob. The kitchen leads off the well-lit corridor from the lounge to the bedrooms.

Moving down the corridor there is a guest cloak room and then the main bedroom with en suite bathroom plus shower. The bedroom has large, double-glazed windows and a door leading to the private patio. At the end of the corridor is the second bedroom, with shuttered sash windows overlooking the patio. There is an en suite shower room and cupboard with the gas fired boiler tucked away inside.

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- Seafront just across the road
- Shops, Kempdown village just round the corner
- Trains, Brighton mainline approximately 1 mile away
- Hospital, a short walk away
- Park, Queens Park close by

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 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

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET107063 - 0017

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fox & sons



01273 688148



kempdown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk