



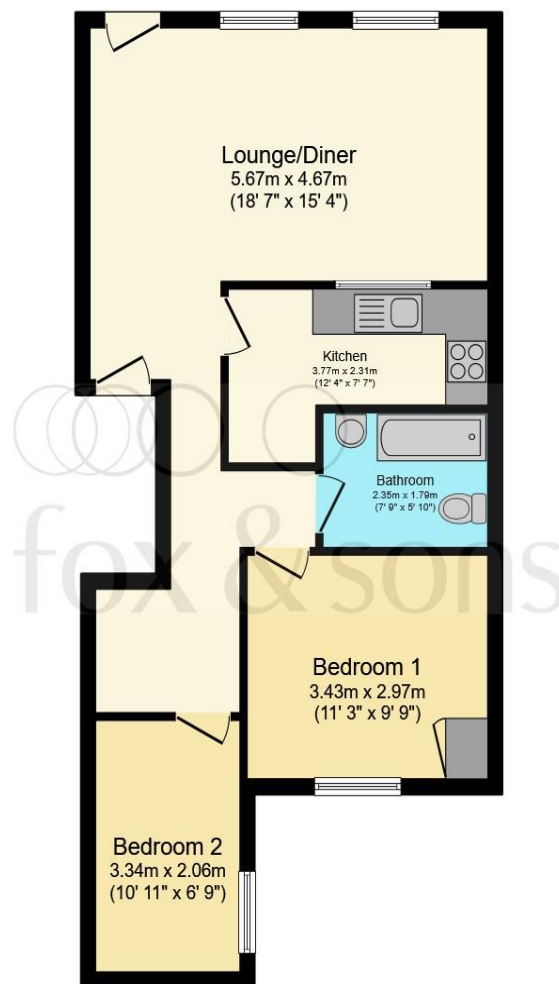
Marine Parade, Brighton BN2 1PH

welcome to

Marine Parade, Brighton

Guide price £375,000-£400,000 A two-bedroom, raised ground floor apartment which has floor to ceiling windows and original shutters. This would make an ideal first time buy, or holiday let. It is being sold with no onward chain and comes with a share of the freehold.





Total floor area 58.4 m² (629 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

Fox and Sons are delighted to offer this amazing, raised ground floor flat which is being sold with no onward chain and comes with a share of the freehold.

The lounge is south-facing and is flooded with natural light from the floor to ceiling windows.

The flat also benefits from having a private street entrance and would make an ideal first time buy, or holiday let.

It is very well-presented throughout and is sure to prove popular.

Situated on Marine Parade, it is conveniently placed with easy access to the promenade, beach and local shops. Brighton town centre is but a few minutes away.

welcome to

Marine Parade, Brighton

- Share Of The Freehold
- Private Street Entrance
- Sold With No Onwards Chain
- Two Bedrooms
- Moments From The Sea

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107786



Property Ref:
KET107786 - 0007

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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fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk