



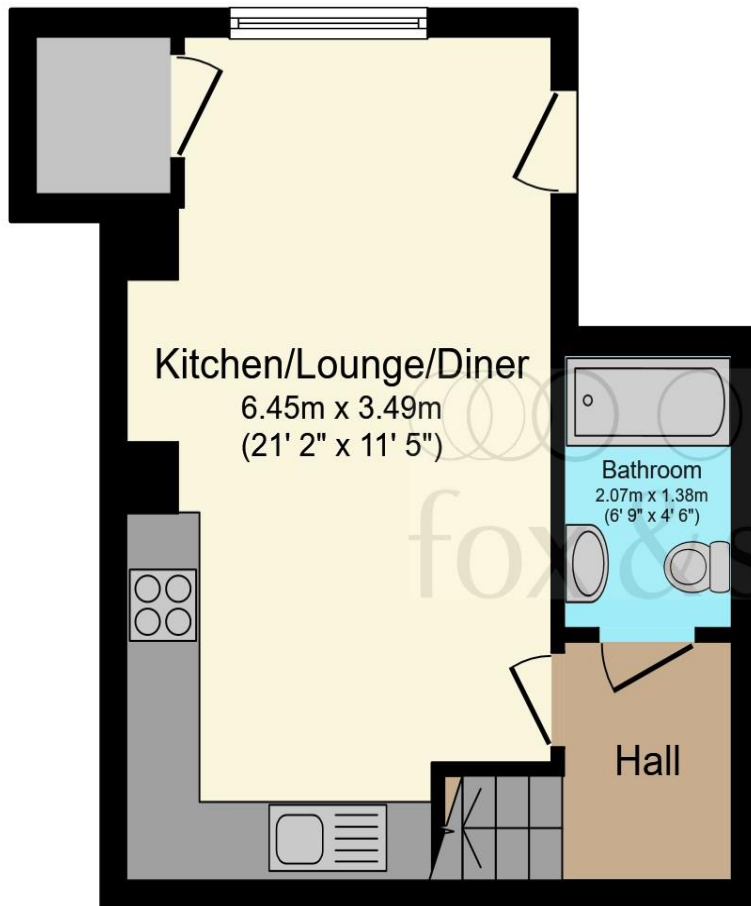
Marine Parade, Brighton BN2 1AD

welcome to

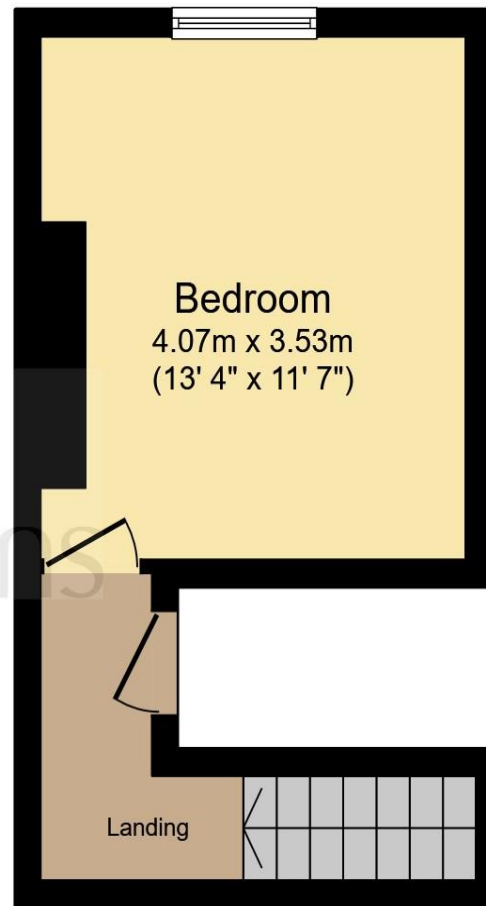
Marine Parade, Brighton

Just moments from the beach, this beautifully refurbished 1-bedroom maisonette offers spacious living and a private south-facing patio garden with sea views. With no onward chain, it's ready for you to move straight in and enjoy coastal living at its best.





Lower Ground Floor



Ground Floor

Total floor area 47.7 m² (513 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

This stunning and spacious one-bedroom maisonette has been newly refurbished throughout, offering a stylish and contemporary living space in a prime coastal location. Situated just moments from the beach, this charming home is perfect for first-time buyers, downsizers, or investors looking for a turnkey property with no onward chain.

Step inside to discover a bright and airy interior, thoughtfully updated to a high standard. The generous living area flows seamlessly into a modern kitchen, while the double bedroom provides a peaceful retreat. The standout feature is the private south-facing patio garden – ideal for relaxing, entertaining, or enjoying the sunshine all year round.

Located in a sought-after area of Kemptown with excellent transport links, local shops, and vibrant cafes nearby, this property combines coastal charm with modern convenience.

welcome to

Marine Parade, Brighton

- Sold with No Onward Chain
- Newly Refurbished Throughout
- Spacious 1-bedroom Maisonette
- Moments from the Beach
- Private South Facing Patio Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1225.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108220



Property Ref:
KET108220 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk