



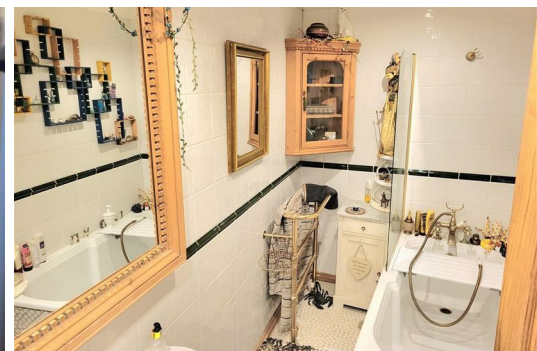
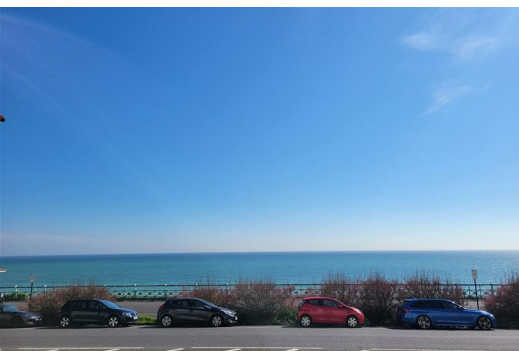
## Marine Parade, Brighton, BN2 1EJ Asking Price £425,000 Leasehold

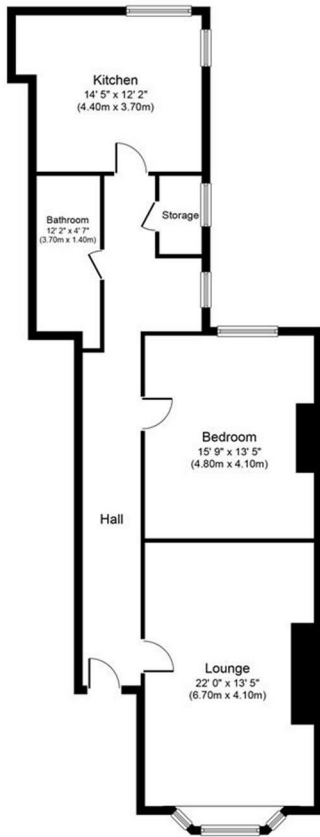
We are delighted to offer this spacious 1 bedroom ground floor mansion style flat almost 950 sq ft in size and spanning the entirety of the ground floor of this period building located right on the seafront at the bottom of Eaton Place overlooking Brighton Seafront offering uninterrupted sea views. gas central heating fully compliments the accommodation that is wonderfully well proportioned.

The 22 ft lounge is indeed one of the many feature the flat has to offer whilst being south facing, enjoys, as you would imagine, clear sea views. The fully fitted modern kitchen, double bedroom and fully tiled bathroom complete what is on offer whilst the high ceilings really do at to the sense of surrounding space.

Location wise, Kemptown village is at the top of the road with its local shops, restaurants, coffee shops, and bars. The beach and seafront is directly opposite the flat whilst a little further into Brighton is Churchill Square indoor shopping centre, Brighton Mainline Railway Station with its direct links to London, The Historical Laines, The Royal Pavilion, Brighton Dome, Theatre Royal and The Pier.

Flats such as these rarely come to the market and therefore viewings are highly recommended.





Approximate Floor Area  
947 sq.ft.  
(88.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY  
TEL: 01273 274 040

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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