



Marine Parade, Brighton, BN2 1DF

£1,200 Per month



- Newly Redecorated
- Top Floor Flat
- Gas Heating
- No Lift



- 2 Bedrooms
- Direct Sea Views
- Close to RSCH
- Close to St James Street

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Summary

Nestled along the picturesque Marine Parade in Brighton, this charming flat offers a delightful coastal living experience. Recently decorated and re-carpeted, the property boasts a fresh and inviting atmosphere, perfect for those seeking a modern yet comfortable home.

The flat features a spacious reception room that serves as an ideal space for relaxation or entertaining guests, all while enjoying the stunning direct sea views that this location is renowned for. With two double bedrooms the flat is ideal for couples or a single occupant looking for more space.

The combination of the flat's prime location, modern updates, and breath-taking views makes it a truly appealing option for anyone looking to embrace the vibrant lifestyle that Brighton has to offer.

Lounge

16 x 9 (4.88m x 2.74m)

Bright south facing room, 3 sash windows with unobstructed direct sea views.

Useful Information

Council Tax - B

EPC - D

Parking Zone - H

Kitchen

Recessed from the living room. Beech units, oven and fridge.

Bedroom One

10 x 9 (3.05m x 2.74m)

Double bedroom.

Bedroom Two

10 x 5 (3.05m x 1.52m)

Single bedroom or useful office / study.

Shower room

Tiled shower cubicle, wash hand basin and wc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

