



FLAT 1, 68 MARINE PARADE
BRIGHTON, BN2 1AD

£450,000
SHARE OF FREEHOLD

Superb apartment occupying the entire lower ground floor of this attractive Grade II Listed property on Brighton seafront. The spacious accommodation comprises two bedrooms, south facing lounge diner, separate kitchen, bathroom and shower room (both Ensuite). Additional benefits include a private courtyard, own street entrance, share of freehold and no onward chain.

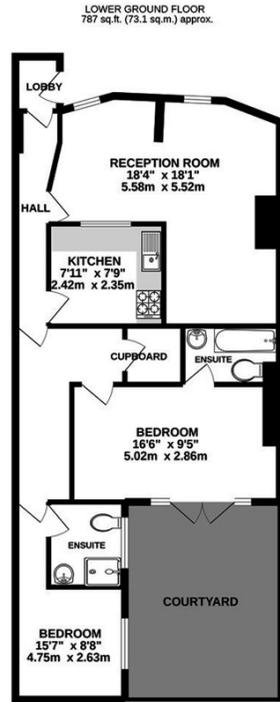
The location will appeal to many, overlooking Brighton seafront in the heart of Kemp Town with popular shops, cafes and restaurants close by along with easy access to all the City has to offer including Brighton mainline station.

**Nicholas
James**

SALES LETTINGS AUCTIONS







MARINE PARADE

TOTAL FLOOR AREA: 787 sq. ft. (73.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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