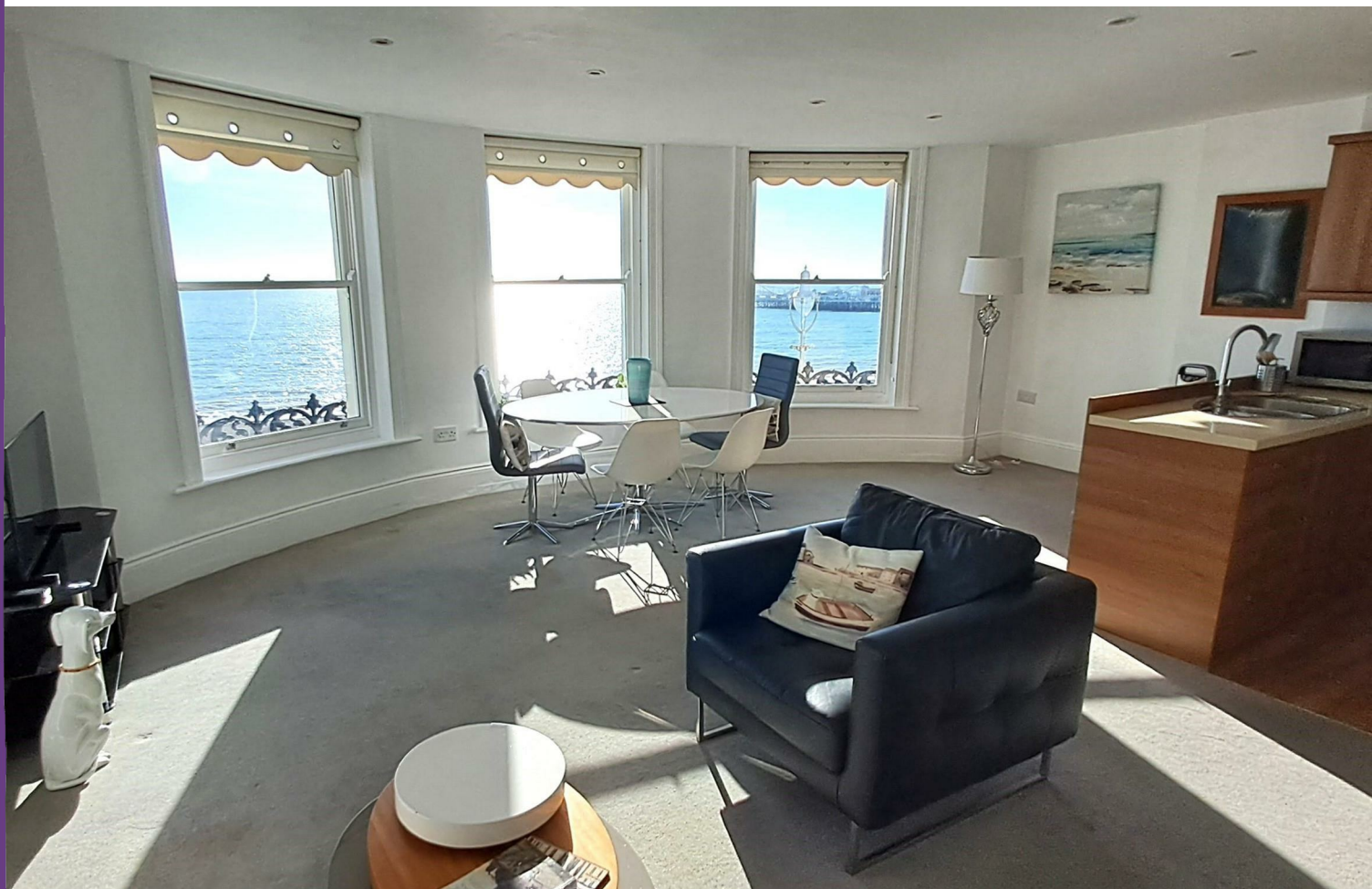


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## Marine Parade , Brighton, BN2 1AD Asking Price £340,000

A Rarely Available Large Second Floor One Bedroom Flat on Kemp Town Seafront with Amazing Direct Sea Views.

The Property is located within an elegant Grade II listed building and is Right by Kemp Town Village within easy reach of the Royal Sussex County Hospital and the seafront. Excellent Local cafes, shops and restaurants of Kemp Town Village are on your doorstep as is the Beach.

The property comprises: Beautifully presented, one bedroom flat with elegantly proportioned Open Plan Kitchen/ Reception Room that is spacious and has neutral décor throughout and the most amazing direct sea views, including Palace Pier. The modern kitchen is fitted with a range of modern wall and base units with full size fridge/freezer, washing machine, built in oven and hob.

The modern luxury bathroom is placed off the middle of the hallway and is fitted with a luxury three-piece Bathroom suite as well as its own shower-cubicle.

The bright and spacious bedroom is at the rear of the flat with a beautiful original fireplace and its own partial sea views.

The flat is situated within an elegant period building within the famous Kemp Town Seafront. The beach is just across the road from the flat. Here you have all the benefits of the new open air swimming pool,

fitness classes, cafe and coworking space.

The excellent coffee shops, restaurants and pubs of Kemp Town and the Marina are on your doorstep, as is the local hospital, with the famous Laines, theatre and shopping of Brighton Centre also within walking distance. The property is well served by regular bus services and Brighton train station provides fast access to London, Gatwick and the surrounding areas.

This property is perfect for anyone wanting to experience all the advantages of coastal living and investors as the location has strong rental appeal.

- ONE BEDROOM FLAT
- LARGE OPEN PLAN KITCHEN/ RECEPTION ROOM
- LUXURY BATHROOM WITH ADDITIONAL SHOWER CUBICLE
- AMAZING DIRECT SEAVIEWS
- RIGHT IN THE HEART OF THE FAMOUS BRIGHTON SEAFRONT
- CHAIN FREE
- LEASEHOLD 171 YEARS
- SERVICE CHARGE £2,562
- GROUND RENT: PEPPERCORN
- COUNCIL TAX BAND: B



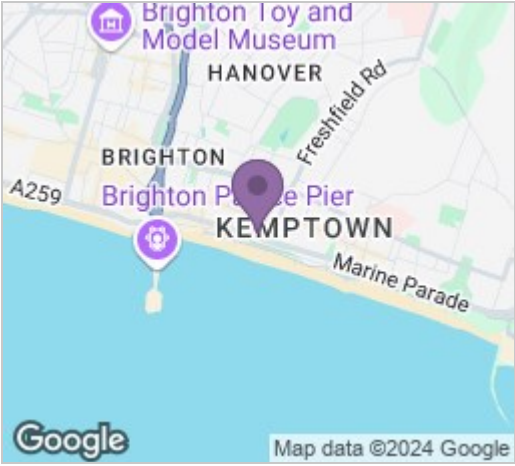
[www.tpsb.co.uk](http://www.tpsb.co.uk)



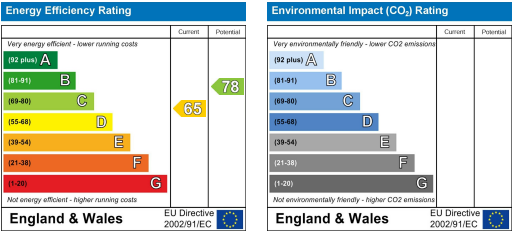
Floor Plan



Area Map



Energy Efficiency Graph



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