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Marine Parade , Brighton, BN2 1TX Asking Price £245,000

A Bright & Spacious Second Floor Purpose Built One Bedroom Apartment on Kemp Town Seafront with partial Sea Views.

The property comprises: communal hallway, communal lift, beautifully presented, one bedroom flat with elegantly proportioned Open Plan Kitchen/ Reception Room that is spacious and has neutral décor throughout and great partial sea views, including Palace Pier. The kitchen is fitted with a range of modern wall and base units.

The bathroom is placed off the middle of the hallway and is fitted with a three-piece Bathroom suite.

The large bedroom has benefit of built in storage and its own partial sea views.

The flat is situated in Manchester Street at the Kemptown Seafront end.

The beach is moments away and you can walk up Marine Parade to enjoy all the benefits of the new open air swimming pool, fitness classes, cafe and coworking space.

The excellent coffee shops, restaurants and pubs of Kemptown on your doorstep, as are the famous Laines, theatre and shopping of central Brighton

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.

Lease: 101

Ground Rent: £125 per annum

Service Charge: £ 2582.98

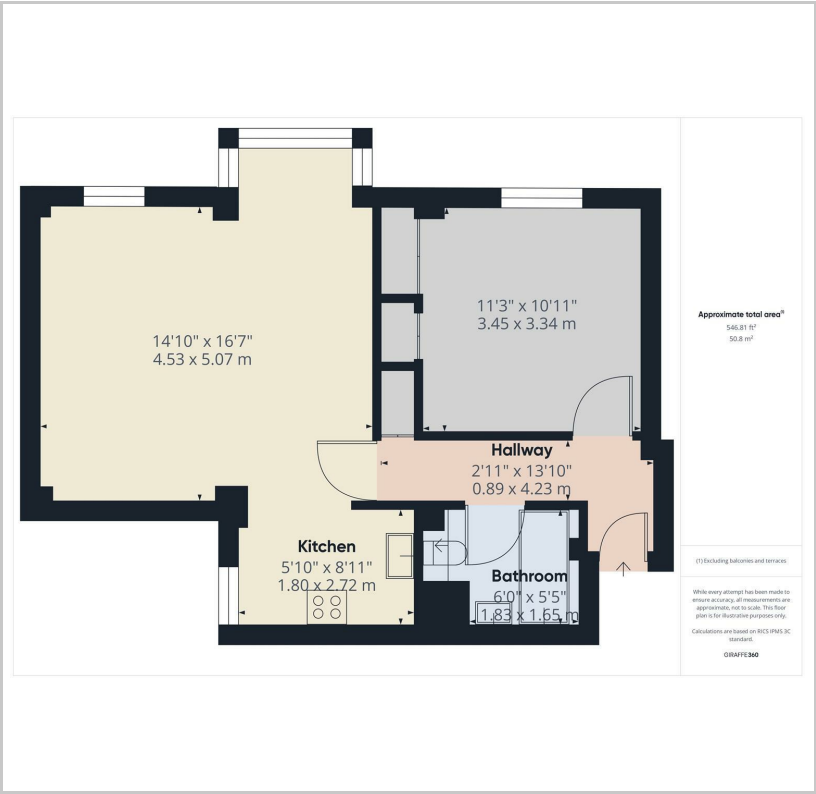
Council Tax Band: B

- ONE BEDROOM FLAT
- SECOND FLOOR
- OPEN PLAN KITCHEN/ RECEPTION ROOM
- BATHROOM
- LIFT
- RIGHT IN THE HEART OF KEMP TOWN SEAFRONT
- CLOSE TO THE BEACH
- PARTIAL SEAVIEWS



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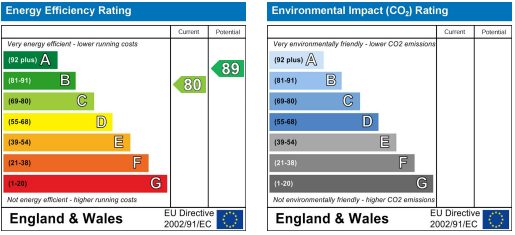
Floor Plan



Area Map



Energy Efficiency Graph



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