

50 St James Street
Brighton
East Sussex
BN2 1QG

T 01273 915400
E olga.wojnarova@tpsb.co.uk



46-49 Marine Parade

, Brighton, BN2 1PE

£1,750 Per Month

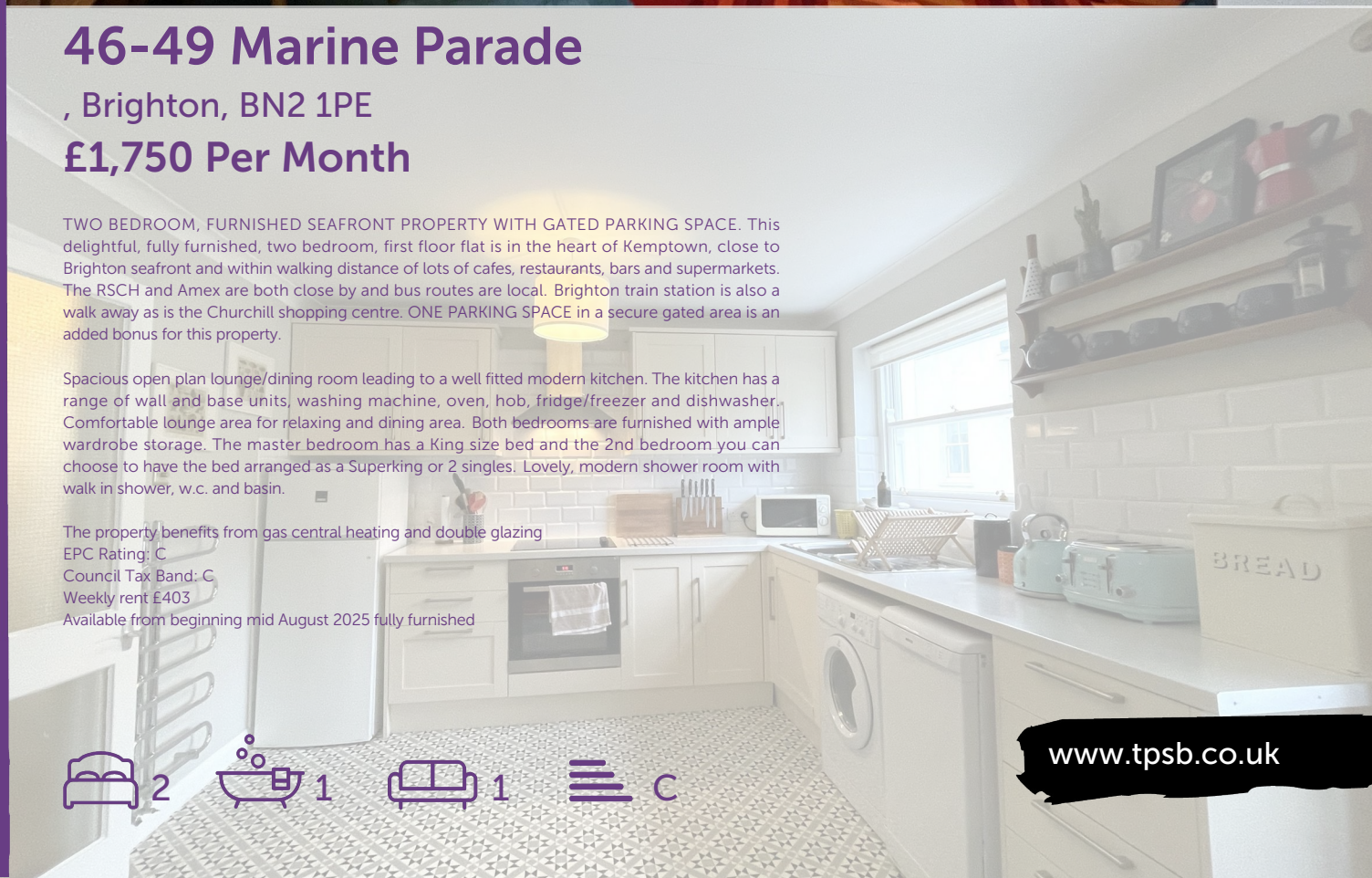
TWO BEDROOM, FURNISHED SEAFRONT PROPERTY WITH GATED PARKING SPACE. This delightful, fully furnished, two bedroom, first floor flat is in the heart of Kemptown, close to Brighton seafront and within walking distance of lots of cafes, restaurants, bars and supermarkets. The RSCH and Amex are both close by and bus routes are local. Brighton train station is also a walk away as is the Churchill shopping centre. ONE PARKING SPACE in a secure gated area is an added bonus for this property.

Spacious open plan lounge/dining room leading to a well fitted modern kitchen. The kitchen has a range of wall and base units, washing machine, oven, hob, fridge/freezer and dishwasher. Comfortable lounge area for relaxing and dining area. Both bedrooms are furnished with ample wardrobe storage. The master bedroom has a King size bed and the 2nd bedroom you can choose to have the bed arranged as a Superking or 2 singles. Lovely, modern shower room with walk in shower, w.c. and basin.

The property benefits from gas central heating and double glazing
EPC Rating: C
Council Tax Band: C
Weekly rent £403
Available from beginning mid August 2025 fully furnished



www.tpsb.co.uk



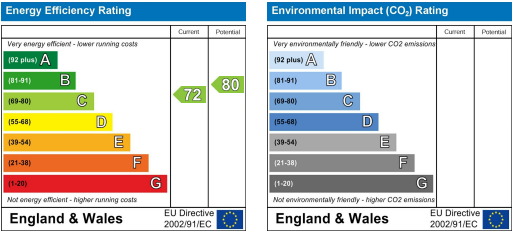
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.