

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T:  
E:



## Marine Parade , Brighton, BN2 1AZ Asking Price £115,000

A First Floor Studio Flat close to the Beach.

The property comprises: communal entrance hall, internal hall opening to studio room and shower room.

The popular seafront swimming lanes are easy walking distance, as are the excellent local shops, bars and restaurants of the lovely Kemp Town village.

The property would make a great pad by the sea or an excellent investment purchase.

Brighton Train Station provides a fast rail service to both Gatwick and London.

Early viewing is most highly recommended.

Lease: 102 years

Service Charge: £766 per annum

Ground rent: £100 per annum

The Property is currently rented and achieving a rental of £725 per calendar month.

- STUDIO FLAT
- FIRST FLOOR
- SHOWER ROOM
- CLOSE TO THE BEACH
- CASH BUYERS ONLY



null

1

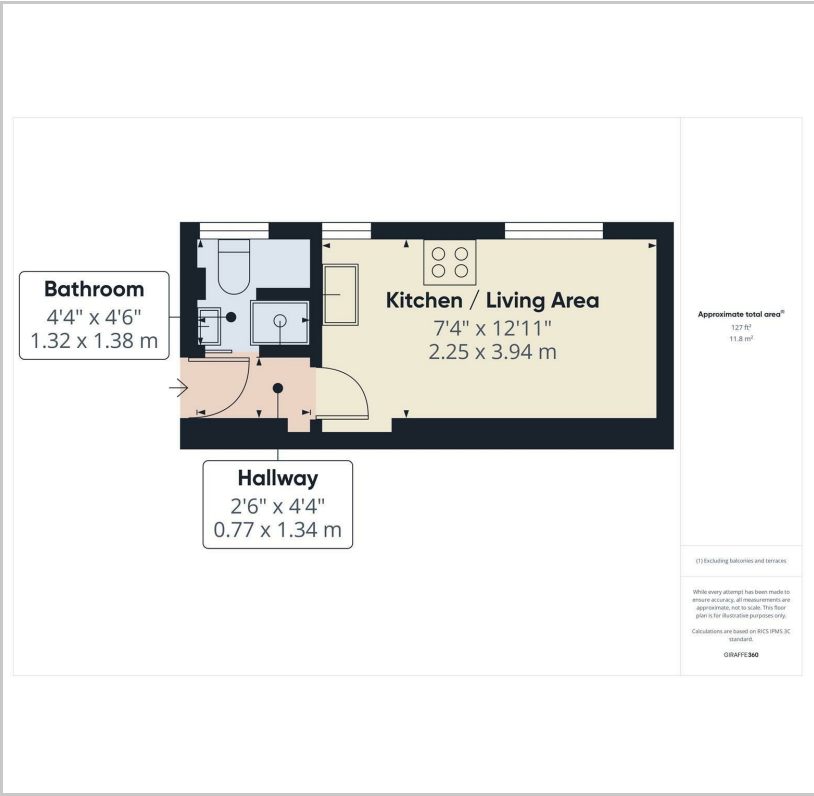
1

C

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



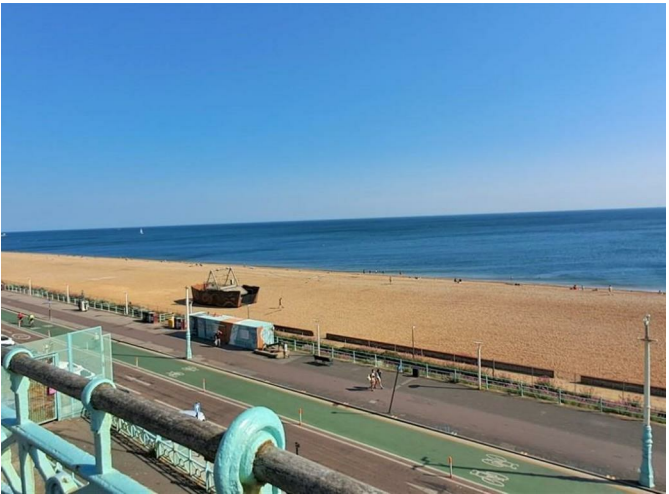
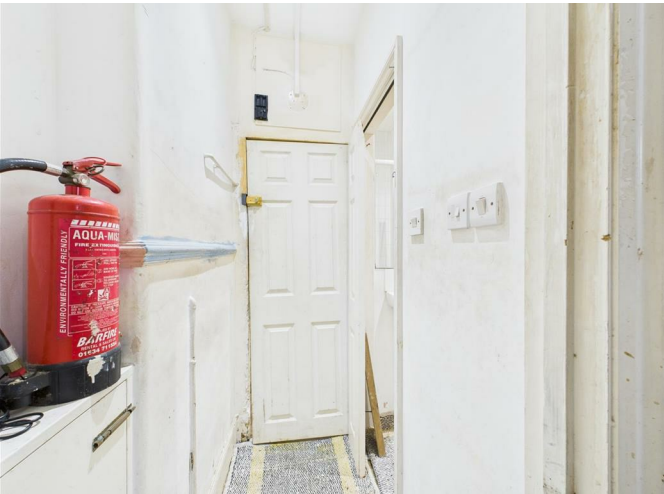
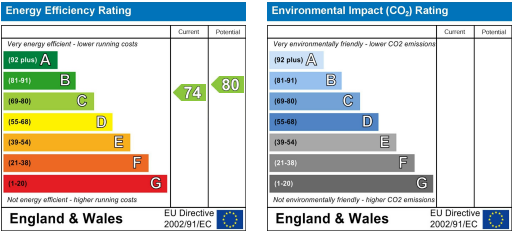
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.