

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Marine Parade , Brighton, BN2 1PH £1,400 Per Month

Available immediately a beautifully presented, one bedroom, part furnished or unfurnished, garden flat on Brighton sea front. The property is close to local amenities including cafes, restaurants, boutique shops and close to the RSCH and AMEX. Just across the road is Brighton beach and the open air swimming lanes within easy reach.

The property is on the lower level and has been styled elegantly and at present is offered part furnishing but it can also be unfurnished. There is a large, bright lounge/dining room to the front of the flat, there is a separate kitchen with a good range of wall and base units for plenty of storage, a fridge, freezer, washing machine, oven, hob and dishwasher. The bathroom is a good size with a white 3 piece suite comprising bath with over bath shower and attractive tile detail, sink and w.c. The double bedroom is to the rear of the property with direct access onto a delightful patio garden and offers plenty of storage in this generous room. The hallway also has further storage with large cupboards. The property benefits from gas central heating.

Available immediately on a part furnished basis or unfurnished

EPC Rating: D

Council Tax Band: A

Weekly rent £323

parking is on road parking in residents zone C: see council website for costs and availability

Broadband use this checker: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>



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



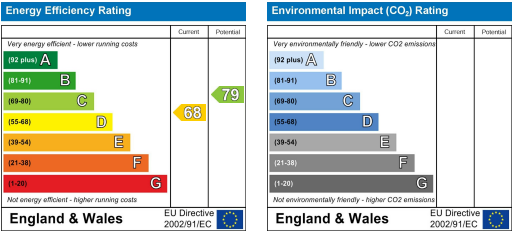
Floor Plan



Area Map



Energy Efficiency Graph



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