

50 St James Street
Brighton
East Sussex
BN2 1QG

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



Marine Parade

, Brighton, BN2 1TR

Asking Price £375,000

Guide Price: £375,000 - £400,000. A LOVELY TWO-BEDROOM GROUND FLOOR FLAT with FANTASTIC DIRECT SEA VIEWS.

The property comprises: communal entrance and lift, hall, reception room, kitchen, two bedrooms and bathroom.

It's RIGHT IN THE HEART OF KEMP TOWN SEAFRONT which is right by central Brighton and is GREAT FOR THE BEACH, Soho House, Brighton's excellent shopping (including the famous lanes), bars, restaurants, theatres, and cinemas.

Brighton station is within walking distance providing a fast train service to Gatwick and London.

The area is also well served by an excellent local bus service.

The lease is approximately 948 years in length and was established as a 999 year lease from 25th March 1973.

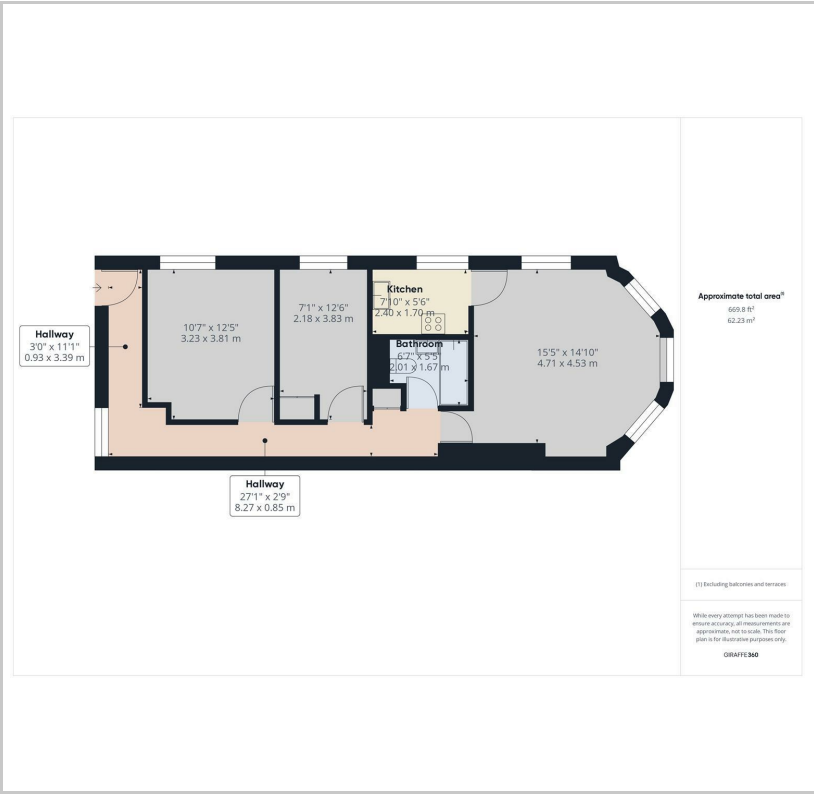
Service charge: £2,104 per annum.

This wonderful large flat by the sea, deserves your full attention.

- Two Bedroom Flat
- Large Reception Room
- Kitchen
- Bathroom
- Direct Sea Views
- Striped Wooden Floorboards
- Share of Freehold
- Chain Free



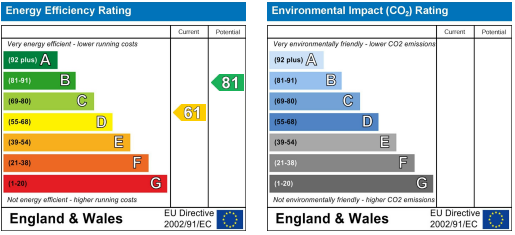
Floor Plan



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.