



FLAT 3, 99 MARINE DRIVE, ROTTINGDEAN, EAST SUSSEX,  
BN2 7GE   ASKING PRICE OF £870,000





## Marine Drive, Rottingdean



31 Upper St Jamess Street,  
Brighton, East Sussex, BN2  
1JN

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A simply breath taking three/four bedroom, one/two reception room duplex apartment with uninterrupted sea views and two balconies. The accommodation is arranged over two floors and spans approximately 132 square meters/1,430 square feet and offers versatile living and lift access to all floors. Situated on the east side of the development and measures approximately 131.66 square meters/1,417.17 square feet and comprises; open plan kitchen/sitting room with triple glazed bi-folding doors to a balcony and on the upper floor is a large sea facing terrace which has uninterrupted views across the Channel. The upper floors are also accessible by the lift as well as the stairs. Allocated car parking space, and a separate storeroom measuring 11.78 square meters/126.79 square feet with power and light.

Other benefits include;

Under floor heating throughout. Neff Integrated appliances. Lift giving access to all floors.

Triple glazed windows to the front, Double glazed windows to the side and rear. Composite decking. New 10 year build zone guarantee.

Each flat is to be sold with a 25% share of the freehold and once all occupied, the owners will be able to set their own maintenance which should be minimal due to the nature of the build, for example, coloured rendering, powder coated window frames, permeable paving, powder coated soffits and facias and down pipes, plus the ten year build zone guarantee.

EPC - B

Council Tax - TBC

Tenure; Share of freehold with new 999 year lease.

Maintenance; Ad Hoc

Ground Rent; Nil

Please note that the image used is a CGI (Computer generated image) as the building is still under construction.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		

EU Directive 2002/91/EC