



Flat 2 Marine Drive, Aqua Vista, 107 Marine Drive

 FINE & COUNTRY



Flat 2 Marine Drive

Aqua Vista, Brighton

This beautifully presented residence occupies a highly sought-after clifftop position, commanding breathtaking panoramic sea views.

The accommodation offers a superbly light and spacious open-plan kitchen, dining and living area, with doors opening onto a private terrace, perfectly positioned to take in the exceptional coastal outlook. The contemporary kitchen is comprehensively fitted with an electric double oven, washer/dryer, fridge/freezer, slimline dishwasher and breakfast bar.

The principal bedroom is generously proportioned and enjoys direct access to the terrace, complemented by a stylish en-suite shower room with walk-in shower. A further spacious double bedroom benefits from fitted cupboards and a dedicated built-in office space, while the modern family bathroom is appointed with a bath and overhead shower.

Further benefits include a garage, providing valuable parking and additional storage space.

Set amidst the outstanding natural beauty of the South Downs and Castle Hill National Nature Reserve, the property is ideally placed for enjoying an abundance of scenic open countryside and coastal walks. For local amenities, the historic village of Rottingdean and the vibrant shops, cafés and restaurants of Brighton Marina are both easily accessible.

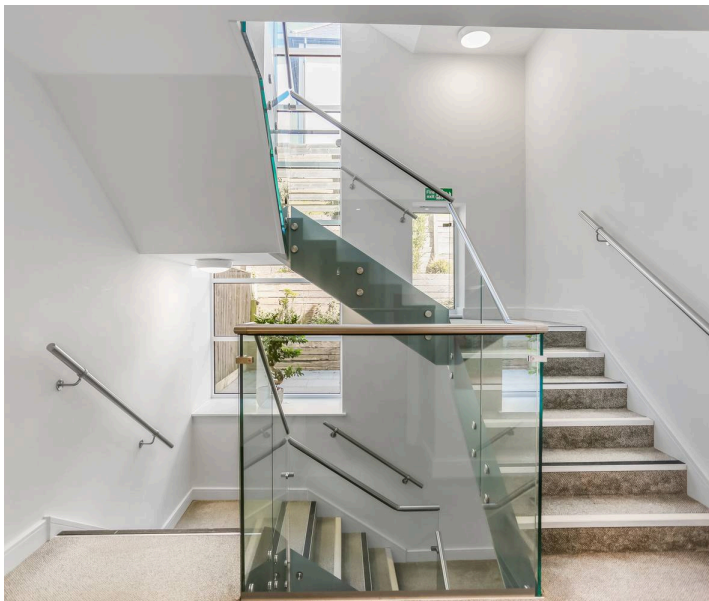




Well-regarded local schools include Rudyard Kipling Primary School and Nursery, Downs View School and Woodingdean Primary School, with the prestigious Roedean School conveniently located along the coast road.
Mobile Phone Coverage & Broadband– Prospective tenants should check the Ofcom Checker website
Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.
This information has been provided by the landlord.

Tenant Information

Right to Rent - Fine and Country cannot start processing an application until the Right to Rent check has been completed (passport min' requirement).
Client Money Protection - Fine and Country are part of a client money protection scheme. Our Client Money Protection (CMP) Scheme is a compensation scheme run by the National Federation of Property Professionals (NFoPP) which provides compensation to landlords, tenants and other clients should an agent misappropriate their rent, deposit or other client funds. Independent Redress Provided by The Property Ombudsman - Fine and Country are part of The Property Ombudsman Scheme (TPOS). This scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990.



The Ombudsman's resolutions are designed to achieve a full and final settlement of the dispute and all claims made by either party. The Ombudsman can, where appropriate, make compensatory awards in individual cases up to a maximum of £25,000 for actual and quantifiable loss and/or for aggravation, distress and/or inconvenience caused by the actions of an agent.

£2,500 pcm

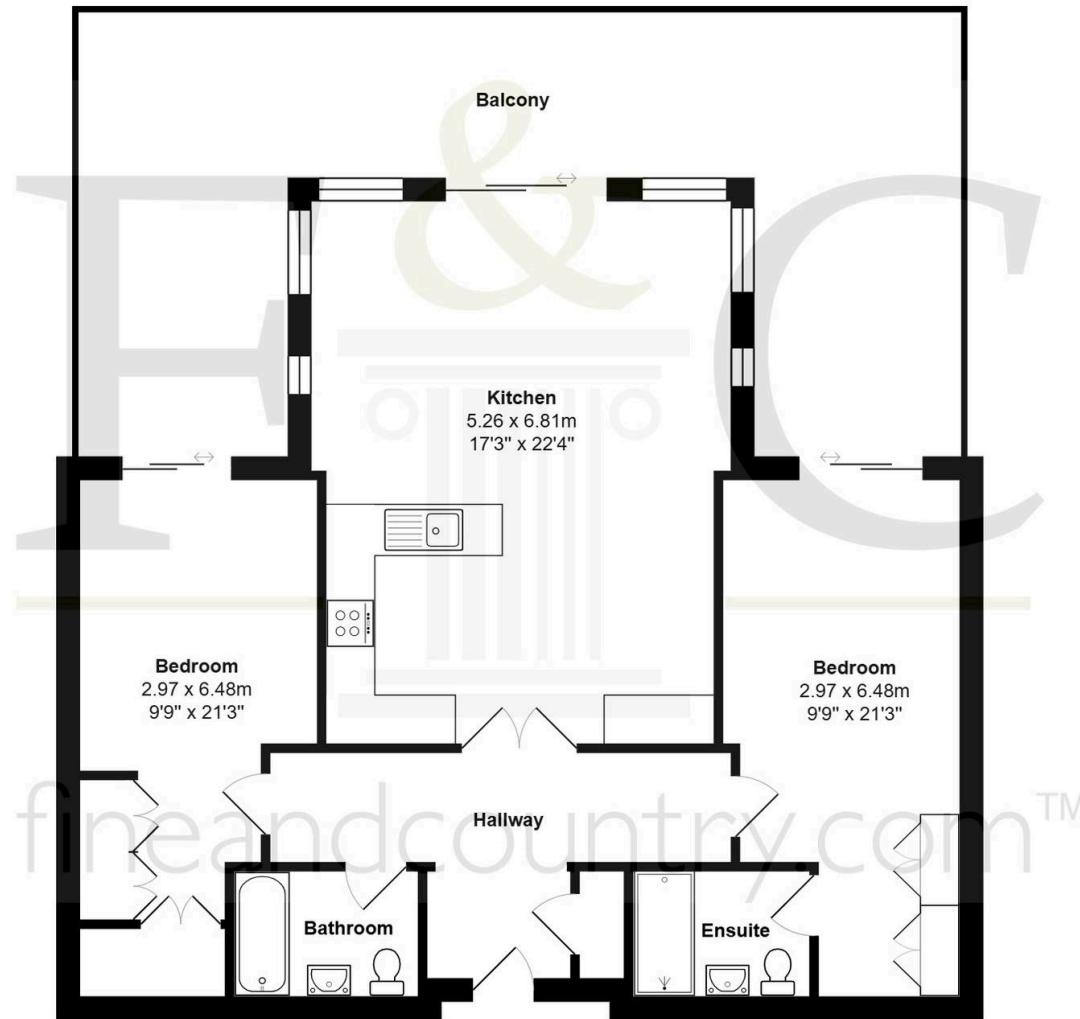
Available from 3rd July | Unfurnished

Holding Deposit - £576.92 | Security Deposit - £2,884.61









Total Area: 89.3 m² ... 961 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Fine & Country- Brighton & Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Rooms sizes are approximate.