



Marine Parade, Brighton, East Sussex, BN2

Guide Price £395,000 Leasehold (Share of Freehold)

Two double bedrooms, master with en-suite shower room, living room, contemporary style kitchen, open aspect dining room, family bathroom, balcony, communal gardens, communal gym.



Description

This spacious two bedroom split level property occupies the top floor rear of this completely overhauled and upgraded seafront property which was bought back to prominence several years ago. The property offers high level of contemporary style fittings and specification throughout with benefits to include a balcony from main bedroom with steps leading to the landscaped communal rear gardens. Also within the building is a large basement room which has been furnished as a gymnasium for private use of the residents of Tamworth House. In addition the building has the unique benefit of an access tunnel running beneath the main seafront road linking to the terraces and promenade on Brighton seafront. The accommodation comprises entrance lobby with secondary locked door to spacious entrance hallway. The well maintained common ways lead to the second floor with the entrance to the apartment being at the rear. The front door opens to the large and spacious hallway with good size utility/storage room. A contemporary style bath/shower room lies adjacent to bedroom two which has delightful corner fireplace and storage cupboards. The kitchen/dining arrangement being open plan with contemporary white kitchen and island unit to include integrated appliances and

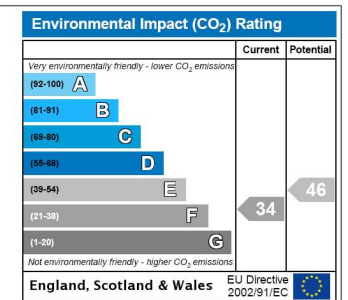
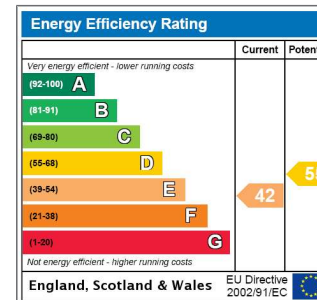
ample storage. The dining area with storage cupboards and windows overlooking the communal gardens. There are folding double doors opening to the living room which has windows overlooking the rear garden. The master bedroom with en-suite shower room and door leading to the rear balcony which could be large enough for bistro style table and chairs.

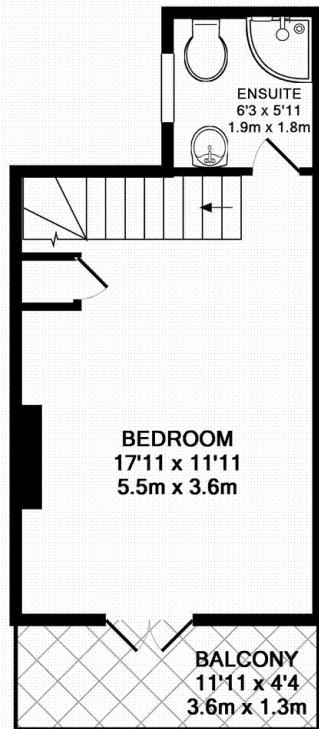
Local Authority

Brighton and Hove Council Grand Avenue, Hove,
East Sussex 01273 290 000

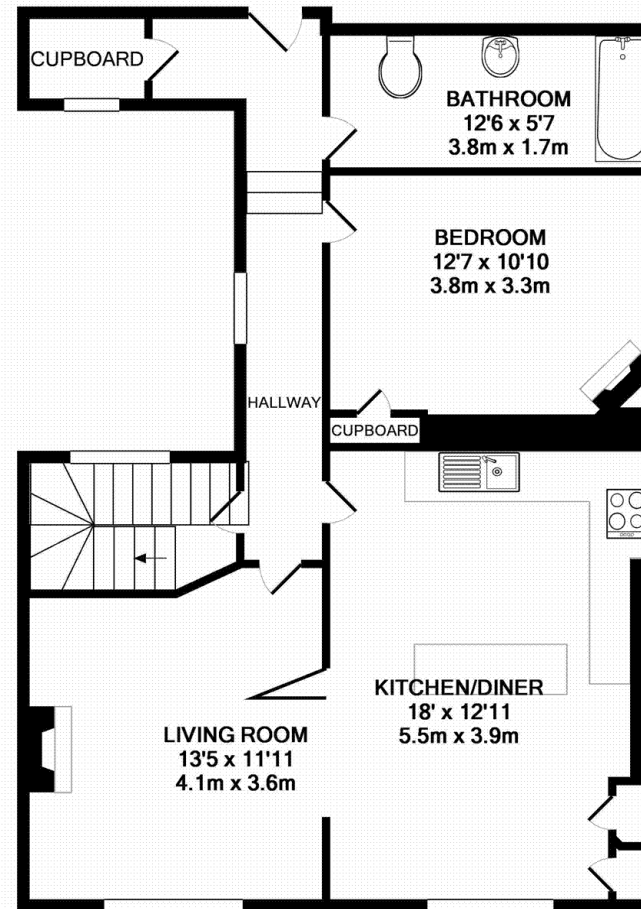
Tenure

Leasehold (Share of Freehold).





LOWER FLOOR
 APPROX. FLOOR
 AREA 22.5 SQ.M.
 (243 SQ.FT.)



TOP FLOOR
 APPROX. FLOOR
 AREA 67.1 SQ.M.
 (722 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.6 SQ.M. (964 SQ.FT.)
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For clarification, 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. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

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