



**Marine Parade, Brighton BN2 1PH**

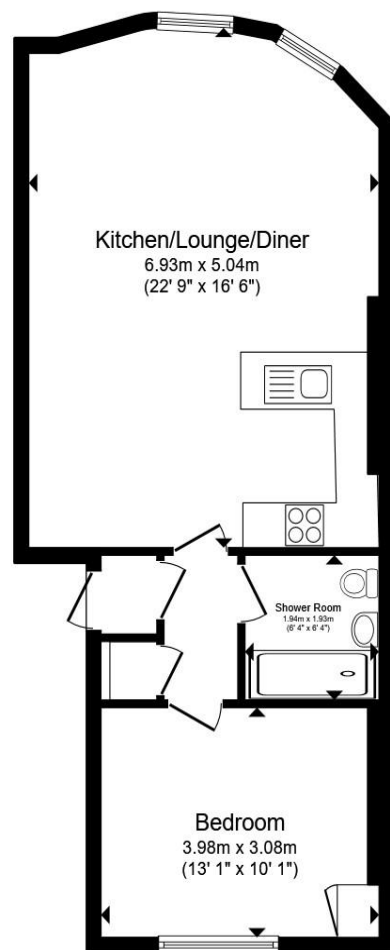


*welcome to*

## **Marine Parade, Brighton**

A beautifully presented raised ground floor converted flat on iconic Marine Parade, featuring a bright south-facing lounge with direct sea views. The open-plan living space and modern kitchen create a stylish coastal feel throughout, while the serene double bedroom offers elegant period charm.





### Total floor area 54.5 m<sup>2</sup> (586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



£325,000-£350,000 Guide Price. Set on the prestigious Marine Parade and positioned on the raised ground floor, this beautifully presented converted flat offers an elegant coastal lifestyle with direct, panoramic sea views. Finished to a high standard throughout and offered with no onward chain, this stylish home is ready to move straight into.

Flooded with natural light, the south-facing lounge provides a calm and inviting space to relax, enhanced by high ceilings, decorative cornicing and a sophisticated neutral décor. The open-plan layout leads seamlessly into the contemporary kitchen, where sleek white cabinetry, modern tiling and wooden accents create a fresh, coastal-inspired aesthetic. Large bay windows frame the stunning seafront vista, making the living area a perfect space for entertaining or simply unwinding with the ocean as your backdrop.

The bedroom is equally impressive, featuring generous proportions, elegant shutters, and classic period detailing. Its serene atmosphere is complemented by soft tones and a charming feature wall, offering a peaceful retreat at the end of the day.

Immaculately maintained and thoughtfully styled, this exceptional Marine Parade home combines period charm with modern comfort—ideal for those seeking a Brighton seafront residence with character, convenience, and breathtaking views.

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## Marine Parade, Brighton

- Raised Ground Floor Converted Flat
- South Facing Lounge
- Direct Sea Views
- Beautifully Presented Throughout
- Sold With No Onwards Chain

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 1573.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2014.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KET107837 - 0007

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