



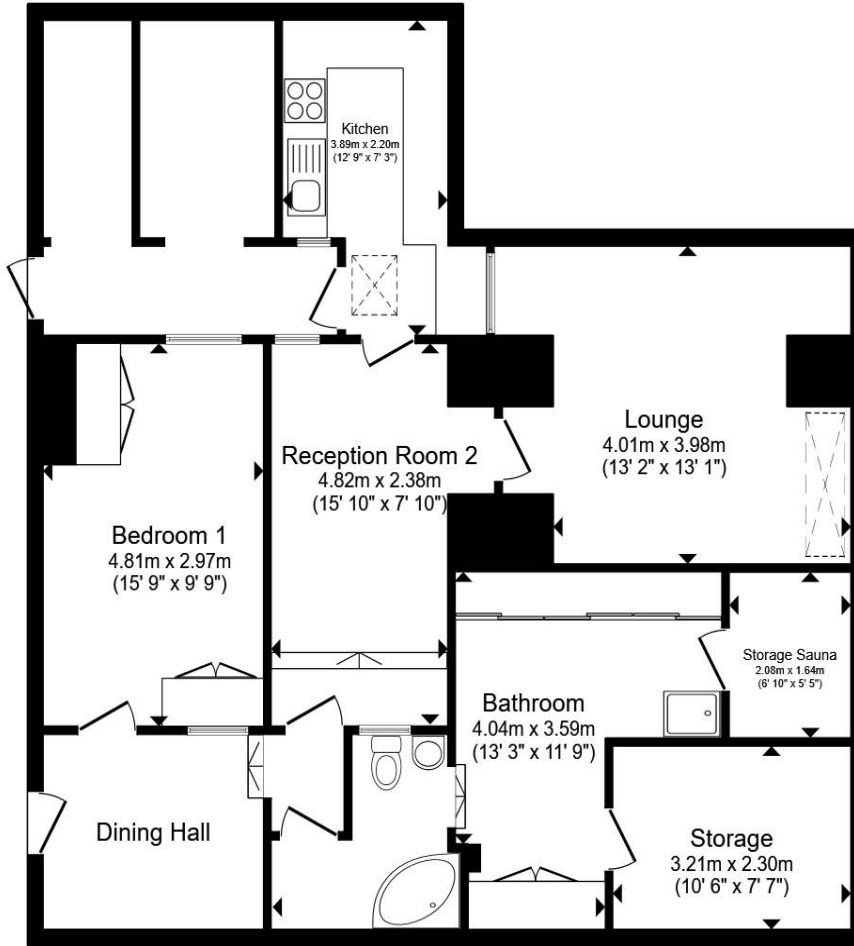
**Collingwood House, Marine Parade, Brighton, BN2 1DE**

**welcome to**

**Collingwood House, Marine Parade, Brighton**

A rare opportunity to acquire a substantial and highly versatile apartment in the heart of Kemptown, just moments from Brighton seafront. Spanning over 1,100 sq ft, this unique home offers generous proportions, flexible living space and excellent scope to create a stunning coastal residence.





Total floor area 108.7 m<sup>2</sup> (1,170 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)



The property currently comprises two bedrooms and two generous reception rooms, allowing buyers the flexibility to tailor the layout to suit their needs, whether that be additional bedrooms, a home office, or an extended living and entertaining space.

One of the standout features is the private patio garden, providing valuable outdoor space, alongside access to the beautifully maintained south-facing residents' gardens in Marine Square, which enjoy sunlight throughout the day.

Further benefits include a share of the freehold, adding long-term appeal and control, and the property's distinctive character which sets it apart from more conventional offerings.

With its prime seafront positioning, excellent internal space and significant potential, this apartment offers an exciting opportunity for buyers looking to add value and create a truly special home.

welcome to

## Collingwood House, Marine Parade, Brighton

- Share Of The Freehold
- Two Bedrooms
- Over 1,100 SQFT
- Unique Apartment
- Private Patio and Residents Communal Gardens

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 4200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108158](https://fox-and-sons.co.uk/Property/KET108158)



Property Ref:  
KET108158 - 0003

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fox & sons



**01273 688148**



[kemptown@fox-and-sons.co.uk](mailto:kemptown@fox-and-sons.co.uk)



9-10 Bristol Road, BRIGHTON, East Sussex, BN2  
1AP



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)