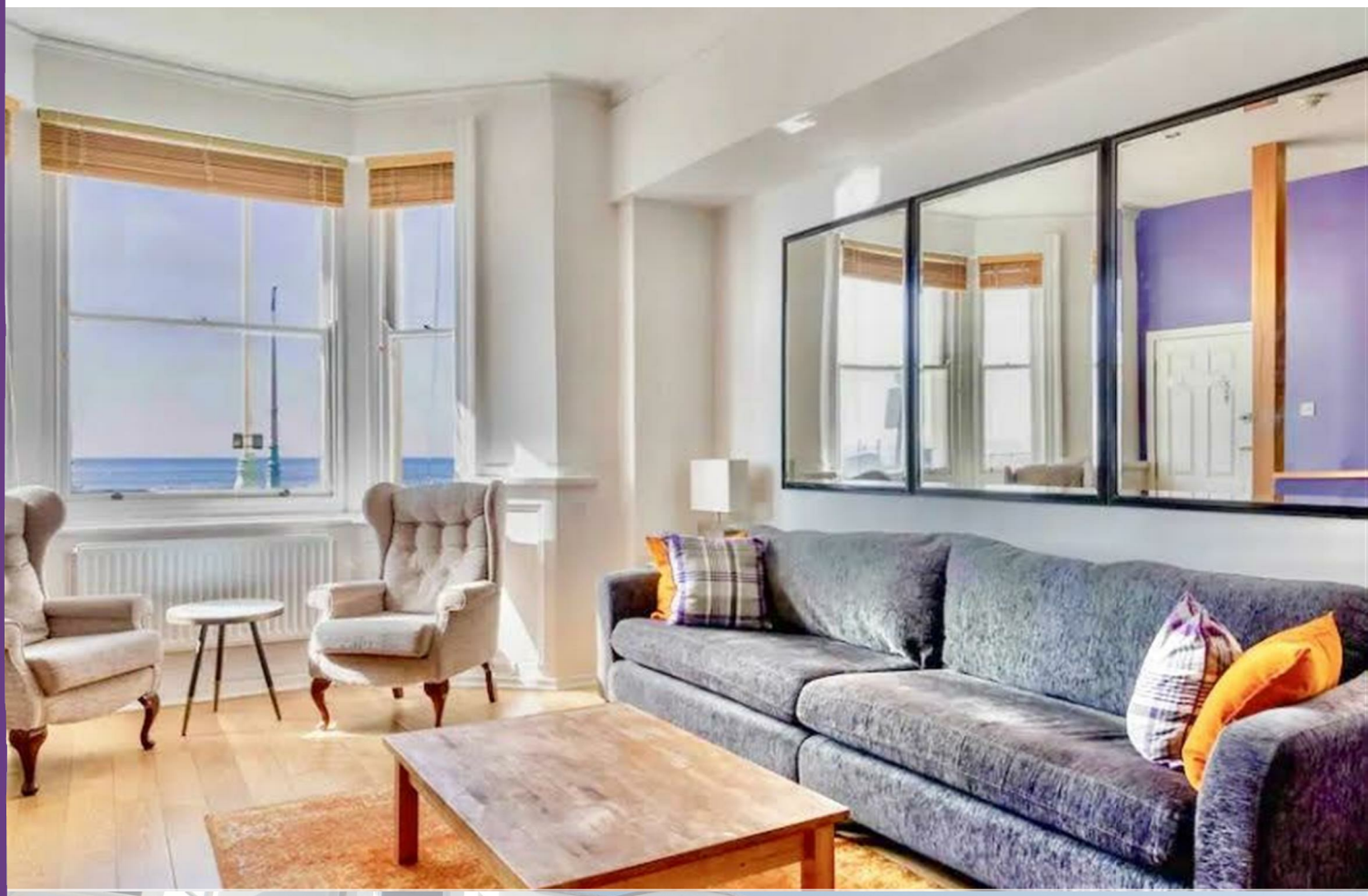
50 St James Street
Brighton
East Sussex
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Letting & Selling Homes



# Marine Parade

## , Brighton, BN2 1AB

## Offers Over £425,000

Price Guide: £425,000-£450,000: Nestled along the picturesque Marine Parade in Brighton, this charming split-level flat offers a delightful blend of comfort and coastal living. Boasting three well-proportioned bedrooms, this property is perfect for Airbnb investors or those seeking a spacious retreat by the sea. The main reception room is a highlight, featuring stunning sea views that create a serene atmosphere, ideal for relaxation or entertaining guests.

The flat includes an ensuite bath room attached to the master bedroom, providing added convenience and privacy. Additionally, there is a separate wet room, ensuring ample facilities for all residents. The layout of the property is thoughtfully designed, making the most of the available space while maintaining a welcoming feel.

Located just a stone's throw from the beach, the vibrant Lanes, and the iconic pier, this flat offers an enviable lifestyle with a plethora of shops, restaurants, and leisure activities right on your doorstep. Whether you fancy a leisurely stroll along the seafront or a day of shopping, everything you need is within easy reach.

With an Energy Performance Certificate rating of D and a council tax band of C, this property presents a fantastic opportunity for those looking to embrace the Brighton lifestyle. Don't miss your chance to own a piece of this coastal gem, where the beauty of the sea meets the charm of city living.

- THREE BEDROOM SPLIT LEVEL GROUND AND BASEMENT FLAT
- OPEN PLAN KITCHEN/ RECEPTION ROOM WITH SEA VEIW
- WET ROOM
- EN-SUITE SHOWER ROOM
- CLOSE TO THE BEACH
- RIGHT IN THE HEART OF KEMPTOWN SEAFRONT
- PERFECT FOR AIRBNB/ BUY TO LET INVESTORS
- ELEGANT PERIOD BUILDING

3 2 1 D

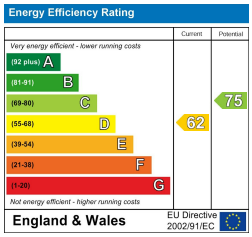
www.tpsb.co.uk

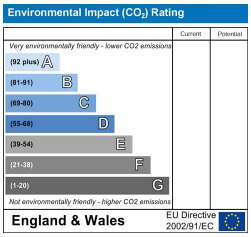
## Floor Plan

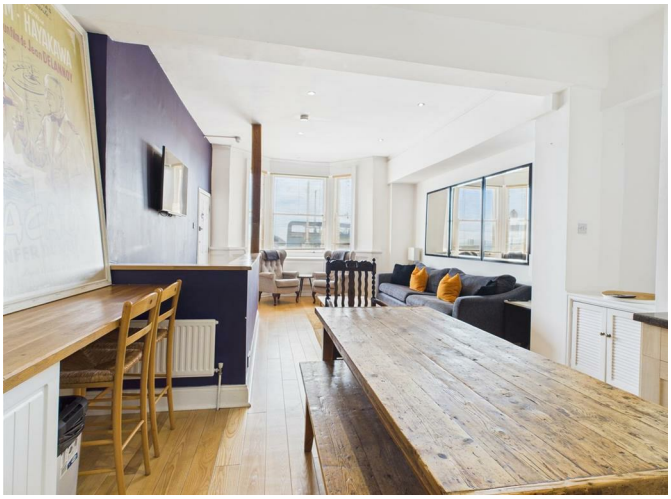
## Area Map




## Energy Efficiency Graph









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