

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## 62 Marine Parade , Brighton, BN2 1AD Asking Price £280,000

Nestled along the picturesque Marine Parade in Brighton, this recently refurbished first-floor flat offers a delightful blend of modern living and coastal charm. With one spacious bedroom and a generously sized reception room, the flat boasts high ceilings that create an airy and inviting atmosphere.

Upon entering, you will find a welcoming hall that is perfect for use as a study, complete with overhead storage for added convenience. The layout includes a second internal hall, leading you seamlessly to the heart of the home. The kitchen is well-appointed, providing a functional space for culinary pursuits, while the bathroom is designed for comfort and practicality.

One of the standout features of this property is its proximity to the beach, allowing for leisurely strolls along the seafront. Additionally, it is conveniently located near Brighton College, the Royal Sussex Hospital, and the bohemian Kemptown village, making it an ideal choice for both professionals and those seeking a friendly community atmosphere.

The flat also benefits from access to communal gardens, offering a tranquil outdoor space to relax and unwind. With the added advantage of being chain-free, this property presents a fantastic opportunity for first-time buyers or investors looking to secure a charming residence in one of Brighton's most sought-after locations. Don't miss the chance to make this bright and spacious flat your new home.

Share of Freehold

Lease: 993 Years

Service Charge: £485.47 per quarter

- LARGE ONE BEDROOM FLAT
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- HALL/ STUDY AREA WITH STORAGE ABOVE
- COMMUNAL GARDENS
- CLOSE TO THE BEACH
- WALKING DISTANCE TO BOTH BRIGHTON COLLEGE AND THE ROYAL SUSSEX HOSPITAL
- CHAIN FREE
- SHARE OF FREEHOLD



[www.tpsb.co.uk](http://www.tpsb.co.uk)



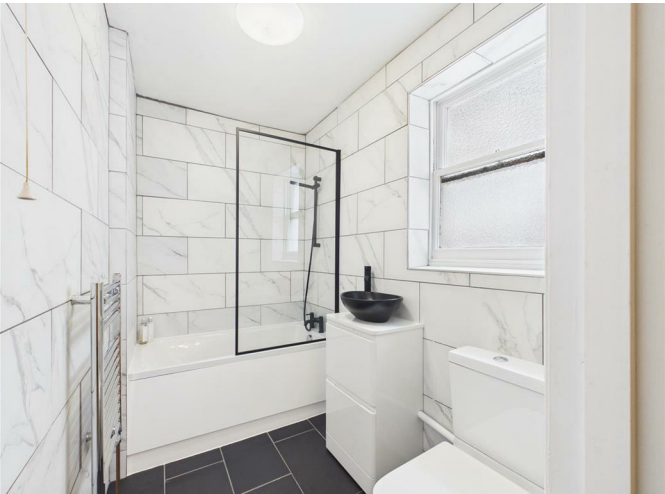
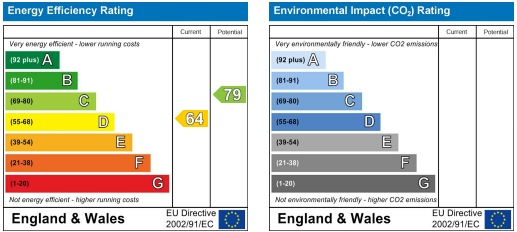
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.