



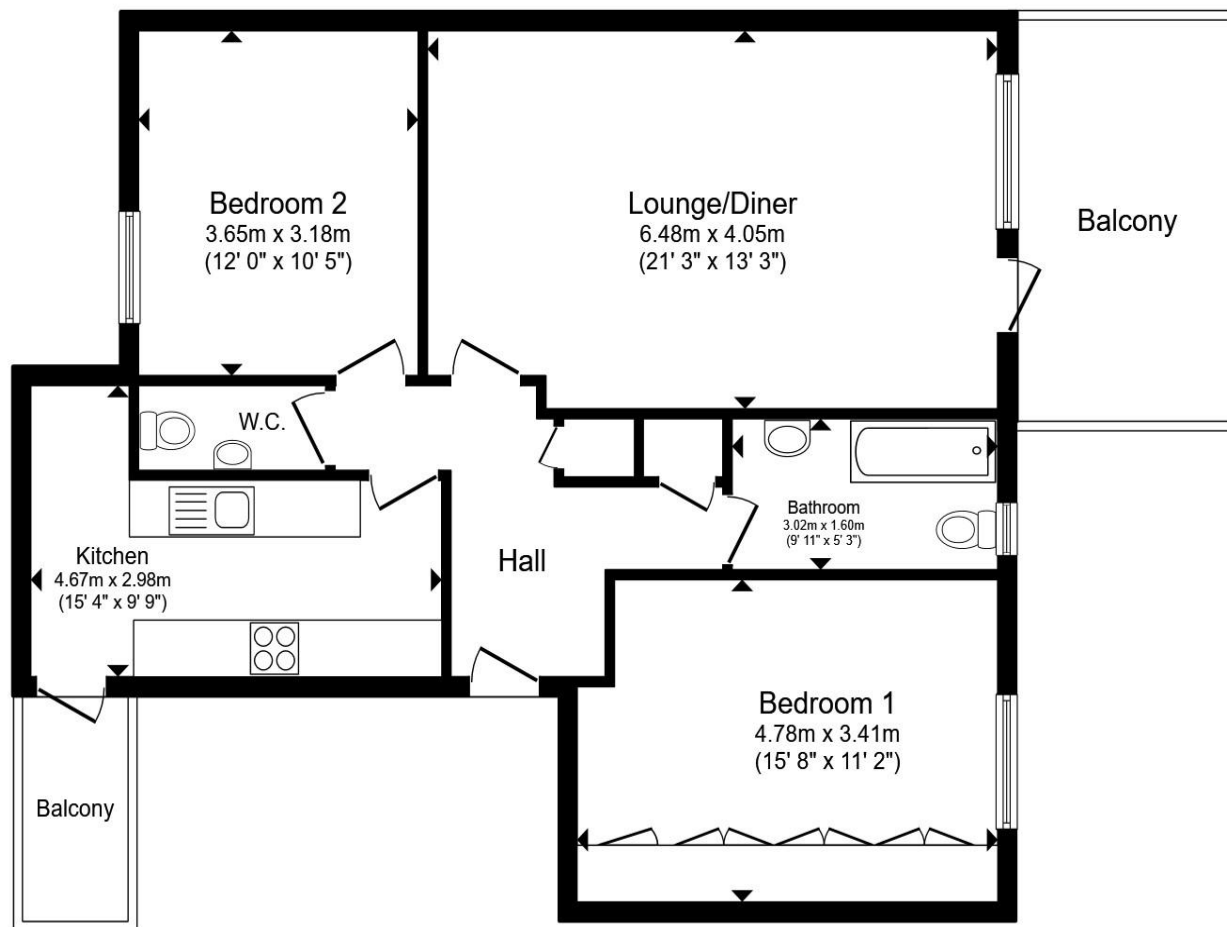
Marine Gate, Brighton, BN2 5TP

welcome to

E7 Marine Gate, Brighton

****Guide Price £350,000 - £375,000****A well-presented two double bedroom apartment situated in the sought-after Marine Gate development, enjoying elevated sea views. The property offers a spacious lounge/diner, separate fitted kitchen & private balcony. Further benefits include lift access.





Total floor area 81.8 m² (881 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



A well-presented two-bedroom apartment located within the highly sought-after Marine Gate development, boasting elevated sea views. The property offers a spacious living/dining room, a separate fitted kitchen and Breakfast / Laundry area accessed from kitchen, a private balcony, a family bathroom with a separate WC, and excellent storage throughout. Further benefits include lift access.

Residents of Marine Gate enjoy an exceptional range of services and amenities, with the service charge covering 24-hour on-site security, heating and hot water (including all water charges), buildings insurance, ground rent, and contribution to the reserve fund. The development is meticulously maintained, with daily cleaning of communal areas, daily refuse collection from the apartment, and full maintenance of the building, roof, and lift systems, including regular servicing.

Additional provisions include servicing and daily testing of the communal fire alarm system, on-site managing agents, landscaped gardens with dedicated gardeners, and the convenience of in-house maintenance services such as a plumber and electrician. Residents also benefit from access to a communal library and modern underground EV charging facilities.

Ideally positioned close to Brighton Marina, the seafront, and with excellent transport links into the city centre, this apartment offers a superb combination of coastal living and convenience. Garage not included in sale.

welcome to

E7 Marine Gate, Brighton

- Share of Freehold
- Lease extension in place 994 years left
- Sought-after Marine Gate location
- Elevated sea and marina views
- Two double bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 6102.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1985.

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

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108490



Property Ref:
KET108490 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk