



**Chain Pier House, Marine Parade, Brighton, BN2 1PE**

Asking Price £189,950

## Chain Pier House, Marine Parade, Brighton, BN2 1PE

Raised ground floor apartment in an historic Georgian building on the Brighton seafront.

Are you in search of an apartment just off the seafront? Then look no further than this one bedroom apartment located in the historic Chain Pier House. Named after The Royal Suspension Chain Pier, Brighton's first pier that was located opposite, and opened in 1823, the same as year as the iconic Royal Pavilion. Located just off the seafront, this early 19th-century building offers a unique opportunity to own a piece of Brighton's fascinating history.

As you enter, an inviting entrance hallway greets you, leading you to the main rooms.

The west-facing lounge and bedroom get plenty of natural light, creating a bright and cosy atmosphere. The wooden flooring complements the natural light, giving the rooms a warm and contemporary feel.

The separate kitchen is both functional and stylish, with white tiling and ample cupboard space for all your culinary needs.

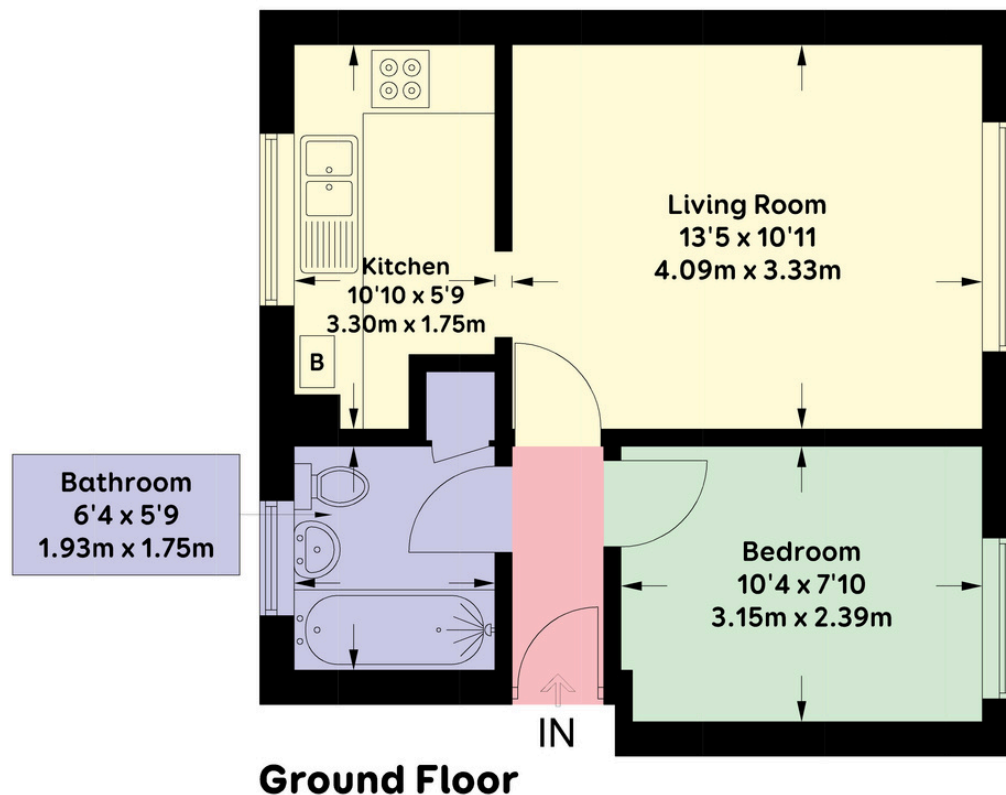
The bathroom has fully tiled walls and floor, having a white suite and window for light and ventilation.

With a floor area of 368 ft<sup>2</sup> / 34.2m<sup>2</sup>, the apartment offers space for comfortable living.

The location of this property is truly unbeatable. Situated just off the seafront close to Kemptown high street, you'll have easy access to an array of local bars, cafes, restaurants, and shops. Indulge in a cup of coffee at a nearby trendy cafe, explore the vibrant nightlife, or shop for unique treasures at the local boutiques. With everything just a stone's throw away, you'll have the best of Brighton right at your proverbial doorstep.







**Ground Floor**

APPROXIMATE GROSS INTERNAL AREA = 368 sqft / 34.2 sqm

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes  
Tenure Share of Freehold  
956 Year Lease Remaining  
Service Charge Approx £1,461 Per Annum  
Reserve Fund Approx £1,503 Per Annum  
Ground Rent N/A  
Council Tax Band A



#### Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



# Oakley

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