



Marine Parade

Brighton, BN2 1DE

Guide price £400,000

A beautifully presented top floor one bedroom apartment set within the impressive Collingwood House on Brighton's iconic Marine Parade, enjoying outstanding direct sea views across Brighton Beach, the coastline and the Palace Pier.

The apartment is arranged over approximately 551 sq ft and offers a particularly spacious open plan living, kitchen and dining room measuring 24'2 x 19'5. This fantastic main living space is filled with natural light, with large sash windows, fitted shutters and exceptional elevated views directly out to sea. The curved frontage adds character and helps create a superb sense of space, making it ideal for relaxing, entertaining or working from home.

The kitchen is well arranged with contemporary units, a breakfast bar and space for informal dining, allowing the living space to remain open, practical and sociable. The double bedroom measures 12'1 x 10'1 and is positioned to the rear of the apartment, with fitted storage and a pleasant outlook across Brighton. The shower wet room is finished with modern tiling and a clean, functional layout.

Collingwood House is a striking period building with a superb communal entrance, showcasing elegant period detailing, chandeliers, original features and a characterful original lift. The entrance creates an impressive first impression and adds to the overall appeal of the building.

A further major benefit is the use of the beautifully maintained communal gated gardens, offering residents rare outside space just moments from the seafront. The gardens provide an attractive and peaceful setting, with lawns, mature planting and seating areas.

This is an excellent opportunity to purchase a stylish seafront apartment in a prime Brighton location, ideally suited as a main residence, weekend retreat or investment, with the beach, seafront promenade, Kempdown Village, Brighton Pier and the city centre all within easy reach.



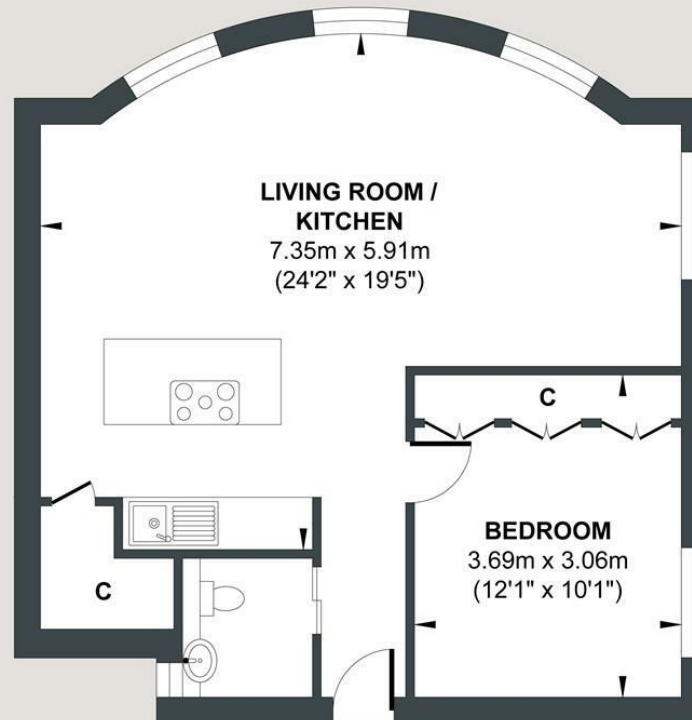
- Guide Price £400,000 to £450,000
- Views towards Brighton Palace Pier
- Approximately 551 sq ft
- Double bedroom with fitted storage
- Grand period communal entrance
- Direct sea views across Brighton seafront
- Spacious open plan living room and kitchen
- Large sash windows with fitted shutters
- Modern shower wet room
- Original lift and communal gated gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MARINE PARADE

Approx. Gross Internal Floor Area = 51.18 sq m / 550.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



TOP FLOOR / FOURTH FLOOR

Approximate Floor Area
550.89 sq ft
(51.18 sq m)



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All measurements are approximate



