



Marine Parade, Brighton

East Sussex

Asking Price £300,000



The Albemarle, Marine Parade

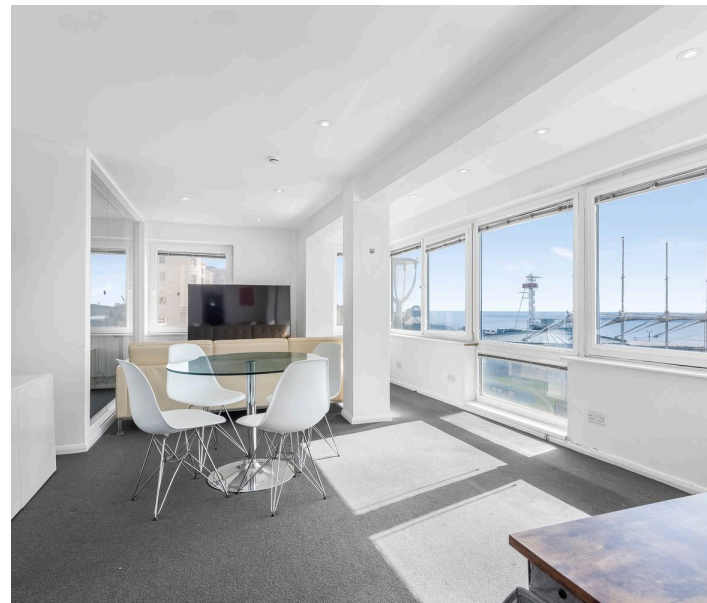
Superbly positioned in central Brighton overlooking the iconic Brighton Palace Pier, a well-presented SECOND FLOOR, TWO BEDROOM, PURPOSE-BUILT APARTMENT, with DIRECT SEA VIEWS. Sold with NO ONWARD CHAIN.

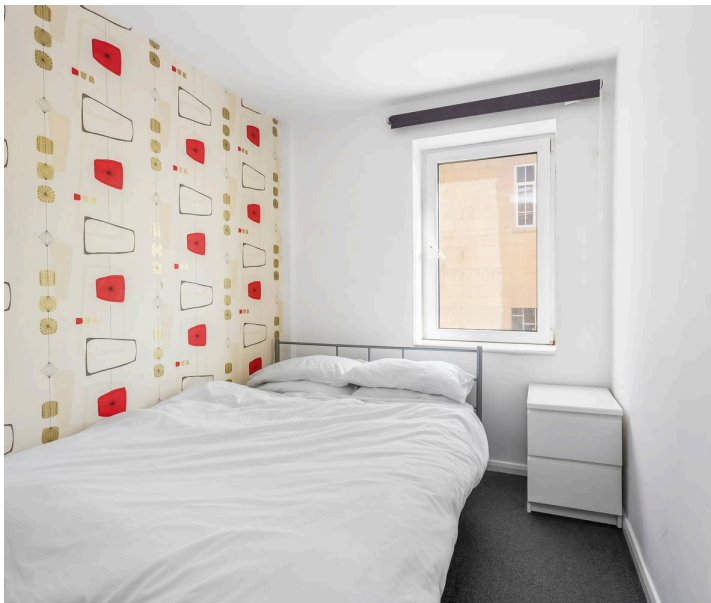
Set on the second floor of a purpose-built development in a prime Brighton seafront location, this unique apartment enjoys uninterrupted south-facing sea and beach views. The spacious open-plan living and dining area is bathed in natural light from large windows, creating an airy feel and connection to the outdoors. A separate contemporary kitchen complements the space, featuring handleless cupboards for a sleek, streamlined finish.

There are two well-proportioned bedrooms, including a principal bedroom thoughtfully designed to maximise the panoramic outlook, with a striking internal picture window overlooking the living area and extending to the sea view beyond. A modern bathroom with both bath and shower, along with ample hallway storage, completes the accommodation.

The Local Area

Located in the very heart of Brighton, with its bustling and vibrant seafront, shops, bars and restaurants on your doorstep, the theatres, gardens and Royal Pavilion are all nearby.





A stroll along the promenade stretches all the way from Brighton Marina to Hove Lagoon, taking in both West and Brighton Palace Pier, the i360 and the historic 'birdcage' bandstand. When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous North Laine and The Lanes provide small, independent shops. There is plenty of public transport within easy reach of the apartment. Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Further Information

Marine Parade is situated in parking zone C, and this apartment is in council tax band B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - C / Council Tax - B / Parking - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

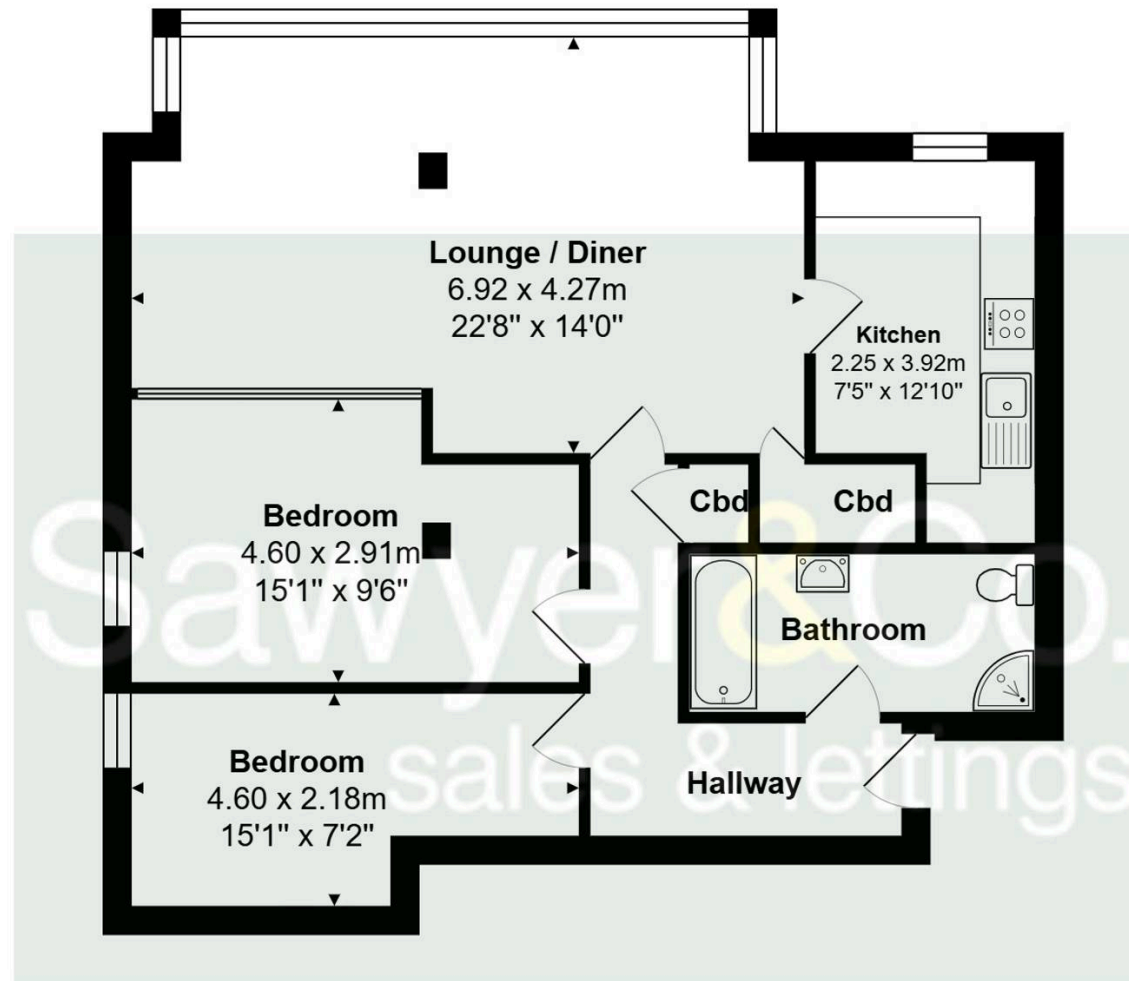
Unexpired term on lease - 99 year

Service Charge - £4,239.82 per annum

Ground Rent - £250 per annum

Managing Agent - Graves Son & Pilcher

This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.