



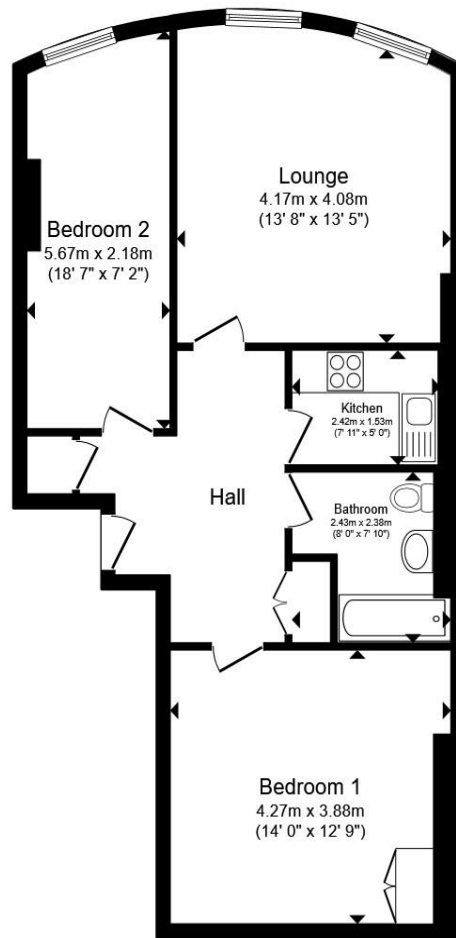
**Marine Parade, Brighton BN2 1PH**

**welcome to**

**Marine Parade, Brighton**

Set in an exceptionally popular seafront position, this well presented two bedroom apartment offers breathtaking direct sea views that can be enjoyed from the principal living spaces, creating a truly special coastal home or investment opportunity.





Total floor area 68.4 m<sup>2</sup> (736 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](http://www.propertybox.io)



Set in an exceptionally popular seafront position, this well presented two bedroom apartment offers breathtaking direct sea views that can be enjoyed from the principal living spaces, creating a truly special coastal home or investment opportunity.

The bright and spacious living room is a real highlight, with large windows framing uninterrupted views across the beach and out to sea, filling the room with natural light and providing an ever changing coastal backdrop. The layout allows ample space for both seating and dining, making it ideal for everyday living and entertaining.

The property features two well proportioned bedrooms, offering flexibility for use as a main bedroom, guest room or home working space. A separate fitted kitchen provides good storage and worktop space, while the bathroom is neatly finished and practical.

Situated within an attractive and well maintained period building, the flat benefits from a share of freehold, adding long term appeal and peace of mind. Externally, the location is second to none, positioned directly opposite the beach and promenade with the sea virtually on your doorstep.

Offered to the market with no onward chain, this apartment represents an excellent opportunity for buyers seeking a coastal lifestyle, a second home by the sea, or a strong rental investment in a very popular location.

welcome to

## Marine Parade, Brighton

- Two Bedroom
- Breathtaking Direct Sea Views
- Sold With No Onwards Chain
- Share of Freehold
- Very Popular Location

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 3399.14

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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/KET107515](https://fox-and-sons.co.uk/Property/KET107515)



Property Ref:  
KET107515 - 0003

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