





FLAT 6, 45 MARINE PARADE

BRIGHTON, BN2 1PE

GUIDE PRICE £375,000 - £400,000

SHARE OF FREEHOLD

GUIDE PRICE £375,000 - £400,000. Characterful two bedroom ground floor apartment occupying a fantastic position on Brighton's iconic Marine Parade, directly opposite the seafront. This attractive period property enjoys the rare benefit of its own private entrance, giving it a wonderful sense of independence and privacy from the moment you arrive. The spacious living and dining room is full of charm, with stripped wooden floorboards, high ceilings and a large bay window with plantation shutters bringing in plenty of natural light. There is ample space for both comfortable seating and a dining area, while the separate fitted kitchen sits towards the rear of the property and provides direct access outside. Both bedrooms are well proportioned, with the second offering excellent flexibility as a guest room, home office or children's room. To the rear is a private split-level courtyard, providing a valuable outdoor space for seating, entertaining or simply relaxing during the warmer months. Marine Parade places you right at the heart of Brighton's seafront lifestyle, with the beach on the doorstep and the independent shops, cafés, bars and restaurants of Kemp Town just a short walk away. Brighton Palace Pier, the Lanes and the city centre are also within easy reach. Brighton Station is approximately 20 minutes on foot or around 10 minutes by taxi, traffic permitting, with direct services to London and Gatwick.

Nicholas James

SALES LETTINGS AUCTIONS


ALDO FAZIO
VOLLEYBALL
Salle Le Colisée

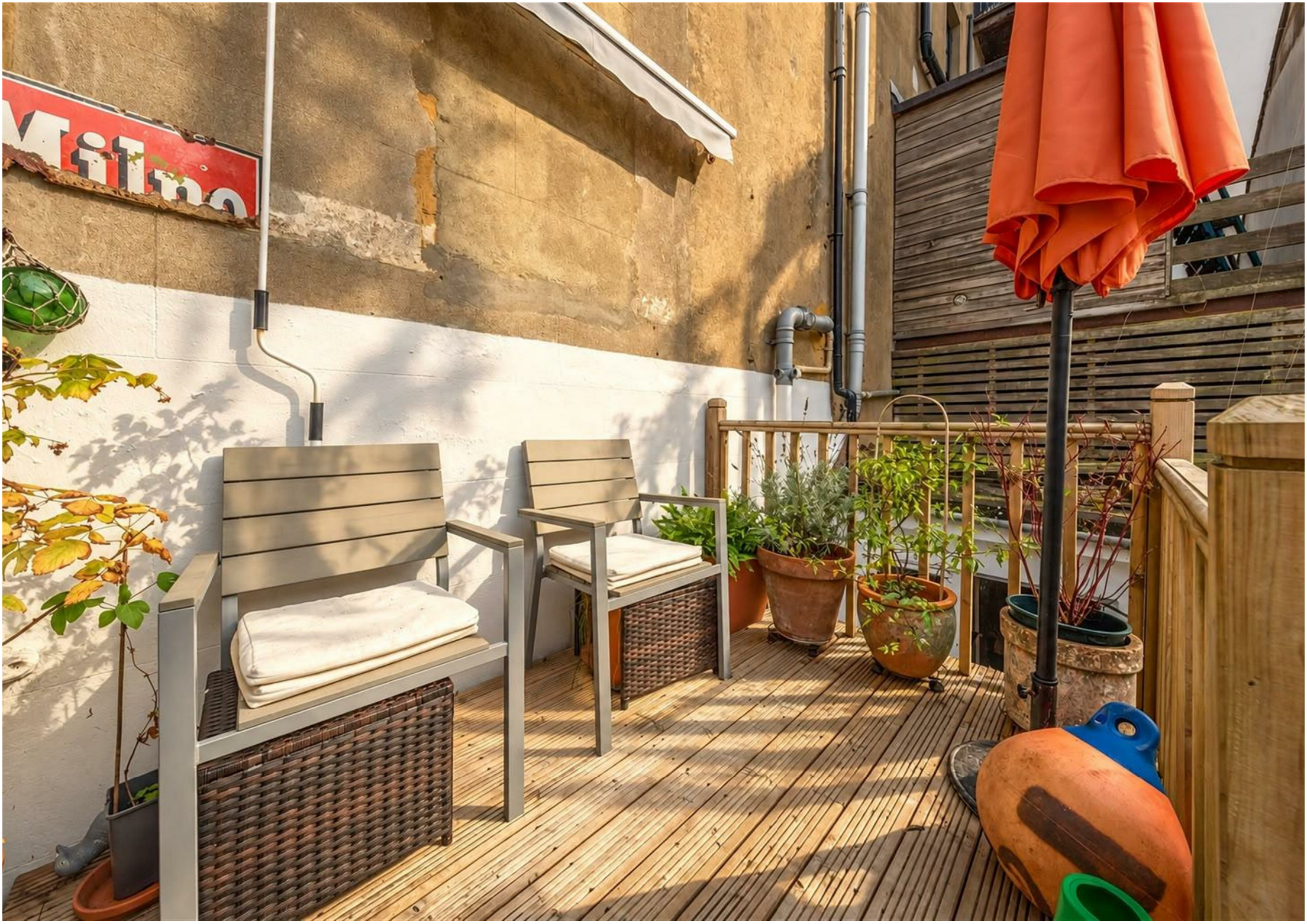









Salle Le Colisée



Marine Parade

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

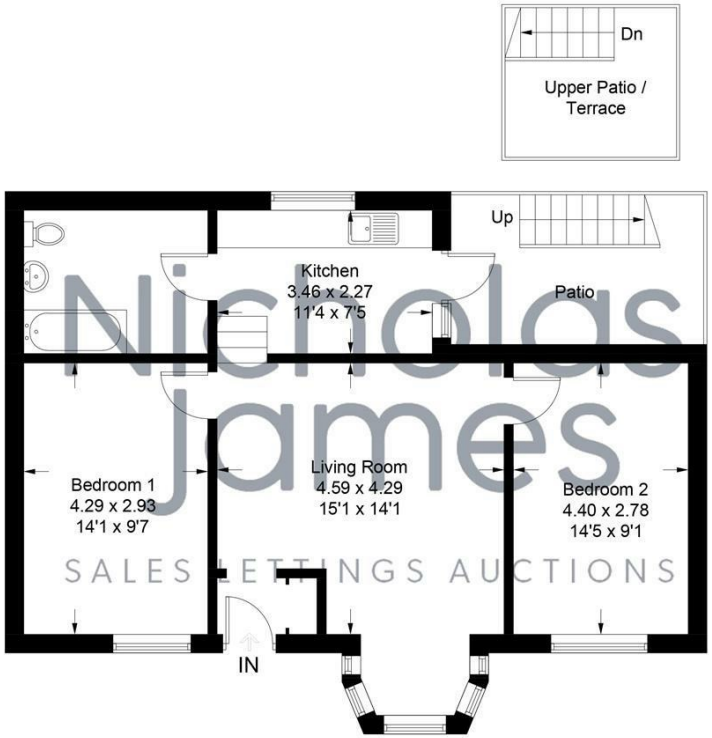
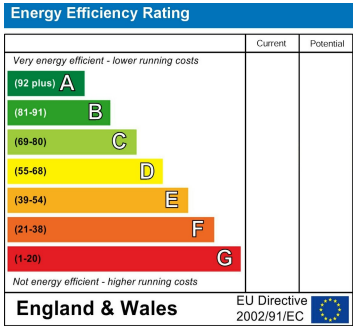


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343001)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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