



Collingwood House, Marine Parade, Brighton, BN2 1DE

welcome to

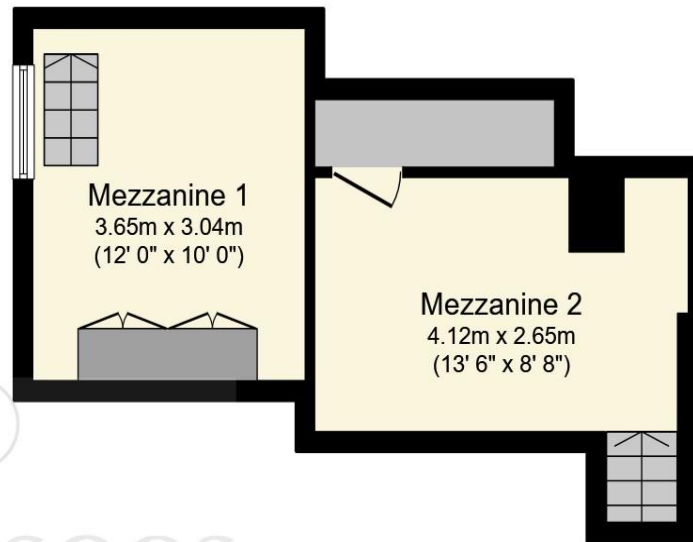
Collingwood House Marine Parade, Brighton

A stunning raised ground floor apartment which has direct SEA VIEWS. It benefits from having double heighted ceilings, sash windows with original shutters, varnished engineered wooden flooring, shower room, fitted kitchen and mezzanine level. It also has access to the Private Residents' Gardens.





Ground Floor



Mezzanine

Total floor area 84.5 m² (909 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.focalagent.com

Rarely does a property come to market that offers such a compelling blend of character, versatility, and location. This raised ground floor apartment is a true gem, boasting stunning elevated views and an abundance of natural light throughout. Offered with share of the freehold and access to beautiful residents' gardens, the apartment combines the elegance of period features with thoughtful modern touches, creating a stylish and welcoming home. What sets this property apart is its incredible flexibility. Though officially a one-bedroom, the layout offers up to three potential sleeping areas, including a mezzanine level and a secret loft-style space above the bedroom—ideal for guests, a home office, or additional storage. This clever use of space makes it perfect for buyers seeking something truly special. Located in the heart of Kemp Town, you're just moments from the beach and within easy reach of local cafés, shops, and Brighton's vibrant city centre. Whether you're looking for a full-time residence, a weekend retreat, or a unique investment, this apartment offers a rare opportunity to own a piece of Brighton's charm.

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Collingwood House Marine Parade, Brighton

- Raised Ground Floor With Sea Views
- Stunning Finish Throughout
- Up To Three Sleeping Areas
- Share of Freehold
- Mezzanine Level

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108540 - 0003

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