



**Chain Pier House, Marine Parade, Brighton, BN2 1PE**  
Asking Price £250,000



# Chain Pier House, Marine Parade, Brighton, BN2 1PE

A ground floor one bedroom apartment located on Brighton seafront.

## The Property

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A ground floor apartment forming part of an attractive period building located on Brighton seafront close to Kemptown Village. The accommodation is approached via communal public ways and comprises; entrance hall, living room, kitchen, bedroom and bathroom. The property is offered for sale with no onward chain.

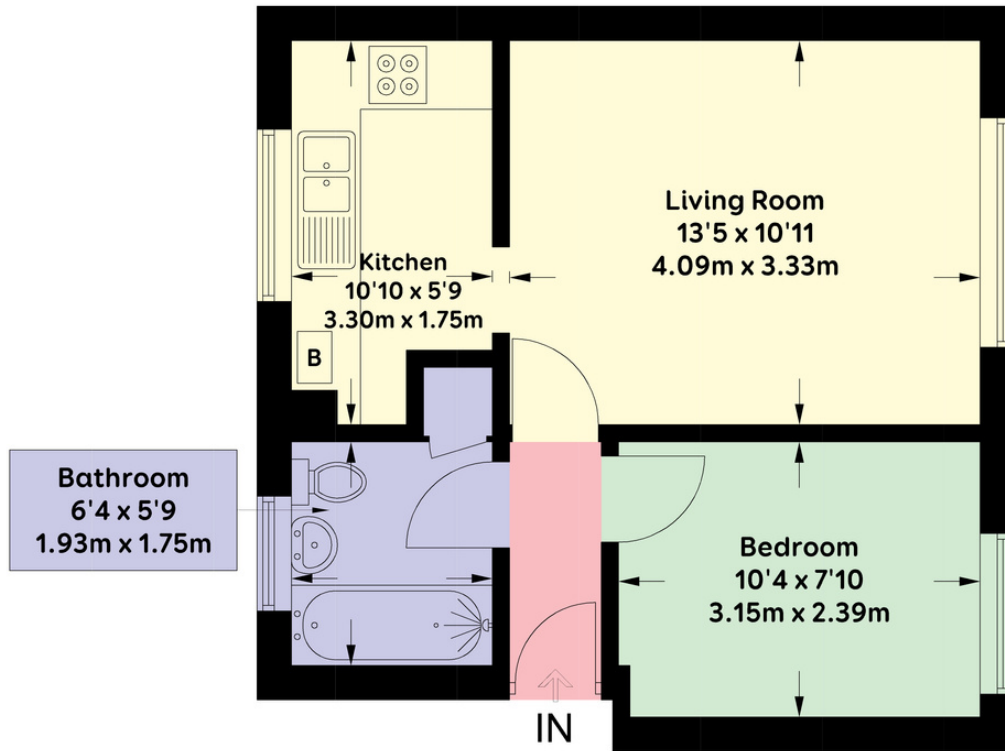
## The Location

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Situated close to the highly desirable Kemptown Village area of Brighton with its mix of local shopping boutiques including Post Office, local store and bakery, delicatessen and mix of pubs and eateries. The property offers convenient access to local attractions/amenities including Soho House, the Theatre Royal, Brighton Dome and The Royal Pavilion, American Express HQ, Royal Sussex County Hospital, local bus services, Pool Valley coach station and Brighton Mainline Railway Station.







**Ground Floor**

APPROXIMATE GROSS INTERNAL AREA = 368 sqft / 34.2 sqm

Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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**Agents Notes**  
 Tenure Share in the Freehold  
 999 Year Lease Term 1983  
 Ground Rent N/A  
 Service Charge- Approx. £1,256.94 Per Annum  
 Reserve Fund- Approx. £1,419.50 Per Annum  
 Council Tax Band A

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Please note:**  
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