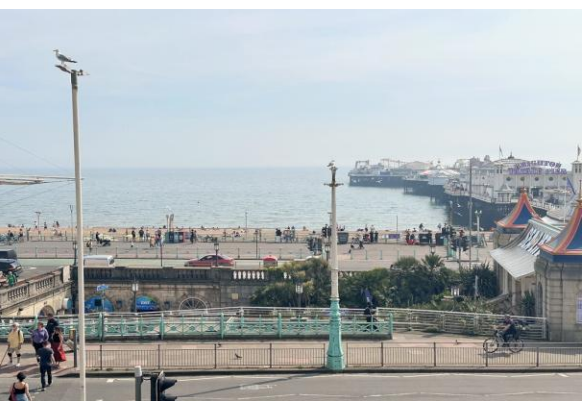


PHILLIPS & STILL



- A Spectacular Purpose-Built Seafront Apartment
- South Facing & Very Well Presented
- Stunning Direct Sea Views
- Two Double Bedrooms
- City Centre Location Overlooking Palace Pier

Marine Parade, Brighton, BN2 1TX

Asking Price Of £450,000

This spectacular purpose built seafront apartment with two double bedrooms and 23ft lounge / diner overlooks the Palace Pier & out to sea so offers incredible views & light! It is well presented with no onward chain so is ready to move straight into.



Property Description

This bright and spacious two double bedroom apartment is located on the second floor, with lift access, of a popular seafront block, opposite Brighton Pier. The location is second to none and you will certainly not be missing out on any excitement that this vibrant City has to offer.

The large living room has panoramic sea views across and leads onto a modern kitchen. The first bedroom is a good-sized double offering plenty of storage and also features sea views through a glass partition wall. The other bedroom is also a good size and would make an ideal second bedroom or study, there is also well-appointed bathroom.

The property is very close to the city centre, the seafront and local transport links, and would make a great home or investment opportunity. The property is being sold with no onward chain.



Accommodation

SECOND FLOOR

Stairs & lift service

ENTRANCE HALL

MAGNIFICENT SOUTH FACING LOUNGE /
DINER

22' 6" x 14' 4" (6.86m x 4.37m) With direct sea
views

REFITTED KITCHEN

7' 6" x 11' 9" (2.29m x 3.58m)

MASTER BEDROOM

15' 7" x 9' 7" (4.75m x 2.92m)

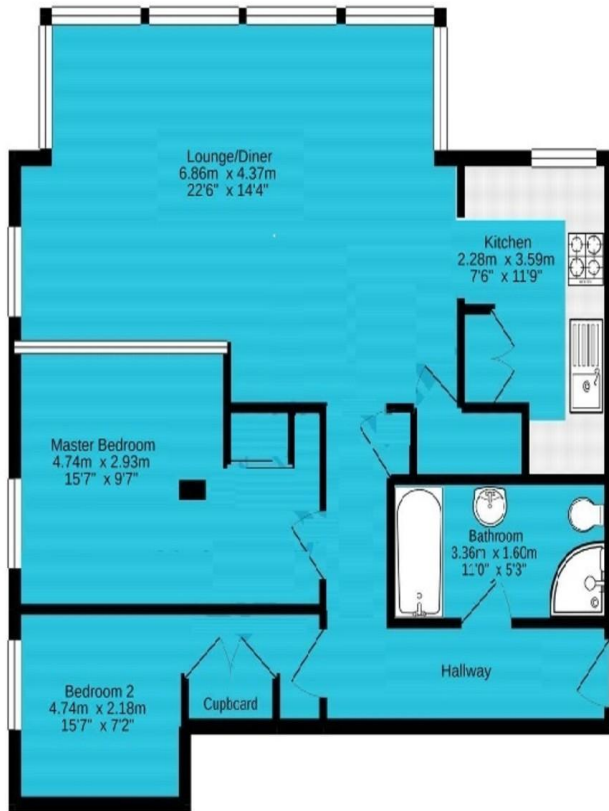
BEDROOM TWO

15' 7" x 7' 2" (4.75m x 2.18m)

FAMILY BATHROOM

With bath & walk-in shower cubicle





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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