

Marine Parade, Brighton

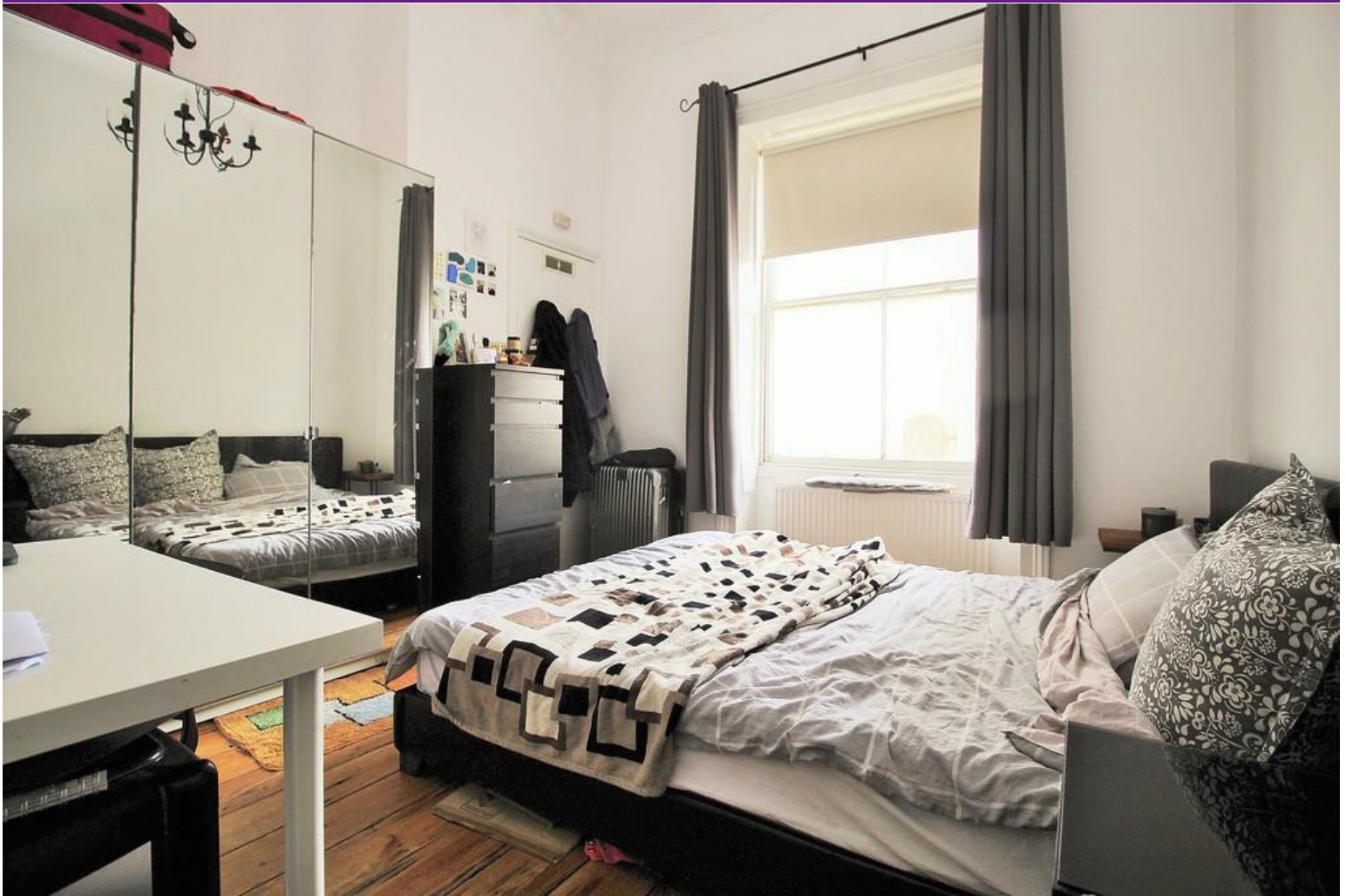
£360,000



- A Wonderful First Floor Seafront Balcony Flat
- Two Double Bedrooms
- South Facing Open Plan Lounge / Diner & Kitchen
- Sea Facing Balcony Across The Lounge & Bedroom
- Spectacular Panoramic Direct Sea Views

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## Marine Parade, Brighton, BN2 1PH



Here we have a fabulous example of a period seafront apartment located in vibrant Kemp Town where you will never be short of things to do here with a wealth of amenities available within a short stroll including a variety of trendy cafes, seafront eateries, bars, boutique and convenience shops.

With a lift service to the first floor, the property is spacious and bright with all rooms accessible from the entrance hall. The stunning South facing open plan lounge/diner & kitchen has double doors opening onto a canopied balcony which enjoys panoramic sea views and overlooks the Palace Pier. The modern fitted kitchen area has a range of wall & base level units and is arranged so you can socialise whilst cooking. This is perfect space for entertaining family & friends!

Both bedrooms are doubles with high ceilings and exposed wooden floorboards, the larger bedroom has a peaceful rear outlook and the second bedroom has magnificent sea views. This flat will make someone an impressive home, brilliant buy to let investment or the epitome of a seaside holiday property to come down to at weekends! You're right in the heart of the action here with Kemp Town frequently likened to Notting Hill but coming home & closing your front door will reunite you with peace & tranquillity.



## Accommodation

Lift service & staircase to:

### FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER  
15' 11" x 12' 11" (4.85m x 3.94m)

KITCHEN AREA

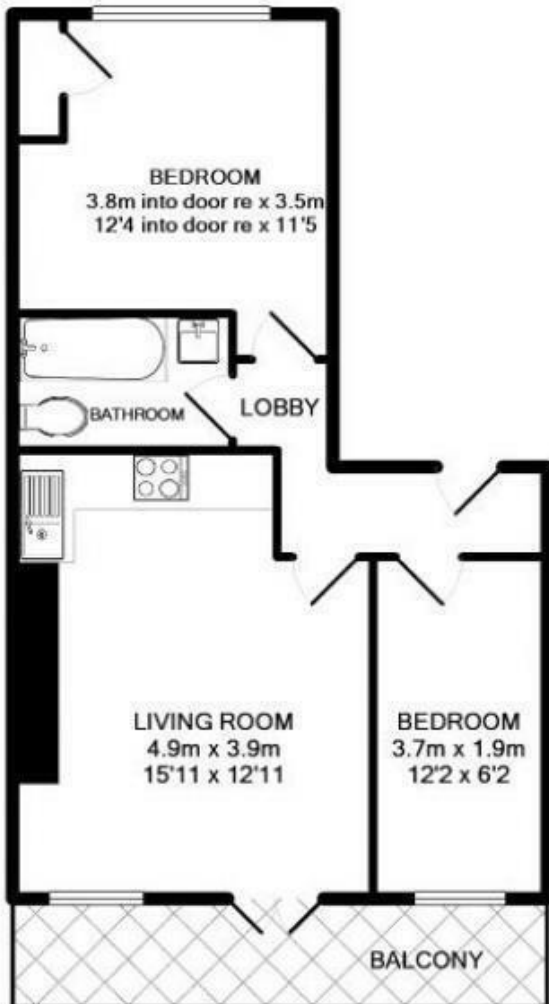
BEDROOM TWO  
12' 2" x 6' 2" (3.71m x 1.88m)

BATHROOM

BEDROOM ONE  
12' 4" x 11' 5" (3.76m x 3.48m)

### OUTSIDE

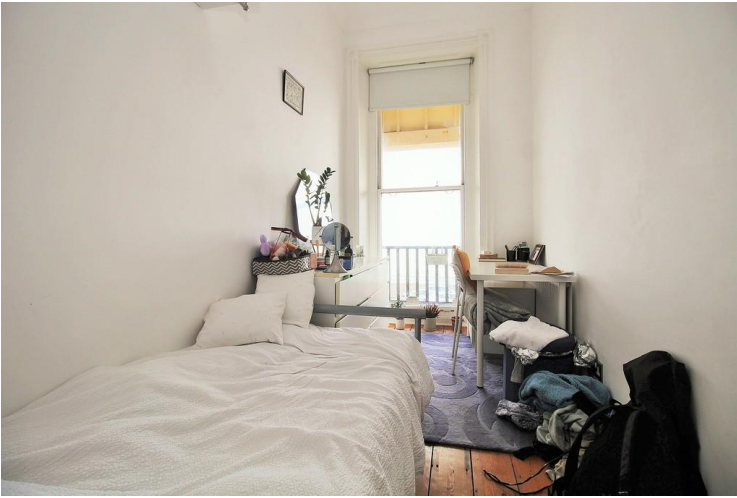
PRIVATE SEA FACING BALCONY  
South facing with canopy & railings  
across the lounge / diner & bedroom  
two with space for outdoor furniture  
enjoying spectacular panoramic  
direct sea views



**TOTAL APPROX. FLOOR AREA 42.9 SQ.M. (462 SQ.FT.)**

KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit [www.keyhips.com](http://www.keyhips.com)  
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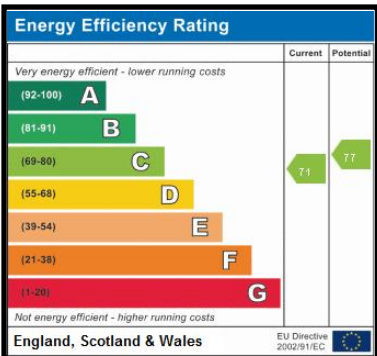




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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