



Flat 4, 86 Marine Parade, Brighton BN2 1AJ

Asking Price Of £350,000

- PERIOD BUILDING
- RETENTION OF PERIOD FEATURES
- INNER ENTRANCE HALL
- WET ROOM
- DOUBLE GLAZED
- GOOD SIZE REAR GARDEN
- EXCELLENT LOCATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom flat forming part of the ground floor of this period building. This property boasts high ceilings and retention of period features as well as double glazing and gas heating. From the living room you have direct access onto the garden with Northerly views.

Situated in this sought-after location with bus routes operating locally making public transport into the city centre simple. Ample shopping facilities, eateries and cafés are all within a close proximity as well as being a stones throw from the beach. The Marina is also a short coastal drive away with entertainment facilities, such as the cinema and mini golf. This flat is brought to market with no onward chain.

Door to Atrium and further door to:-

ENTRANCE HALL Telecom system, cupboard housing electrics, gas meter, high skirting boards.

INNER HALL Radiator, cornicing, high skirting boards.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below and adjacent matching eye-level cupboards, 4-ring gas hob with oven below and extractor above, cornicing and ceiling rose.

LIVING ROOM Double glazed sash window overlooking garden, doors to garden with shutters, cupboard housing 'Worcester' combination gas-fired boiler, radiators, cornicing above, high skirting boards.

BEDROOM 1 Double glazed sash window overlooking garden, high skirting boards, cornicing, radiator.

STUDY internal glass window from bedroom 1 for natural light, radiator, cornicing, high skirting boards.

WET ROOM Comprising walk-in shower, fitted towel rail, wash-hand vanity unit, low level w.c., window, tiled throughout, extractor.

OUTSIDE

PRIVATE REAR GARDEN

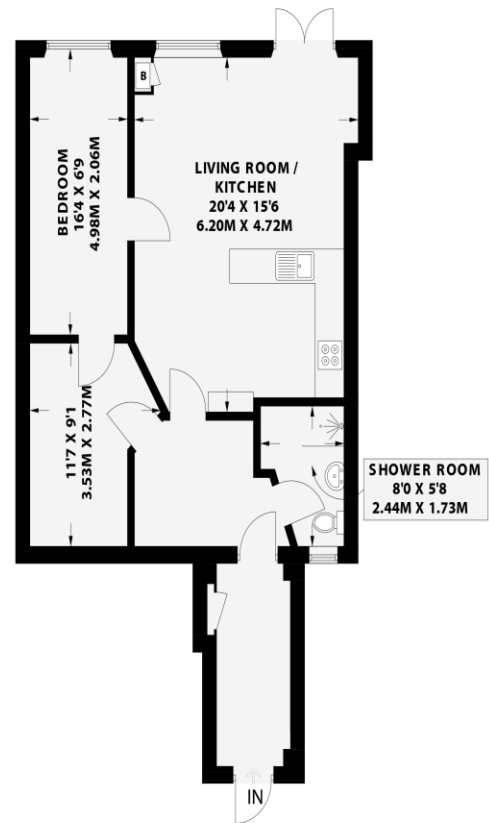
OUTGOINGS Lease: 999 years from 5.1.1999

MARINE PARADE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
686 sq ft / 63.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
688 sq ft / 63.9 sq m



Ground Floor



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, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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