

**Neville House, Marine Parade, BN2 1EJ**  
Asking Price £435,000

## Neville House, Marine Parade, BN2 1EJ

Don't miss the opportunity to own this spacious two bed apartment in historic Neville House with stunning sea views. Perfectly located near Kemptown Seafront, Beach, and local amenities.

Discover the perfect seaside retreat at Neville House, Brighton. This charming split-level apartment boasts two double bedrooms, sea views, and is situated in a beautiful period building. With its generous living space, built-in storage, and separate area ideal for home working space, this property offers both comfort and convenience.

Upon entering the apartment, you'll be amazed by the abundance of natural light streaming in through the large windows, showcasing the breathtaking sea views. The living area is perfect for entertaining guests or simply relaxing after a long day. The thoughtfully designed layout creates a sense of space and allows for flexible living arrangements.

The kitchen is equipped with appliances, offering a convenient space for culinary enthusiasts to indulge their passions. Whether it's creating a delectable feast for friends or simply rustling up a quick meal, this well-appointed kitchen is sure to inspire your inner chef.

Both bedrooms are generously proportioned and the main offers ample built-in storage, ensuring that you'll never be short on space for your belongings. The second bedroom is perfect for guests or can be utilized as a home office, depending on your needs.

The apartment also benefits from a passenger lift, making access to all levels effortless. With no onward chain, you can move in and start enjoying all that this exceptional property has to offer right away.

Sought after for its enviable location, Neville House is situated on Kemptown seafront, mere minutes away from the beach, Brighton Marina, and the charming Kemptown village. Explore the vibrant local cafes, restaurants, and shops, or take a leisurely stroll along the promenade to take in the fresh sea air.

Boasting approximately 807 sq ft / 75 sq m of living space, this property provides plenty of room to spread out and make it your own. Whether you're searching for a permanent residence or a weekend getaway, this apartment ticks all the boxes.





# Oakley

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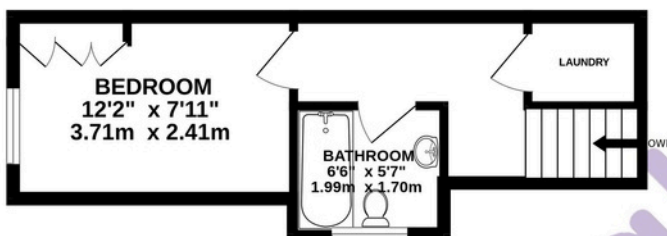
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## SECOND FLOOR



## THIRD FLOOR



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.  
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### Agents Notes

Tenure Share Of Freehold  
993 Year Lease Term Remaining  
Service Charge Approx £2,180 Per Annum  
Ground Rent N/A  
Council Tax Band C

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



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