

Marine Parade

Brighton

Guide Price **£425,000**



Excellent located in the heart of Kemp Town, adjacent to Brighton seafront, a beautifully presented Grade II listed two bedroom lower ground floor period apartment with a bright south east corner aspect and access to a rare south facing patio area.

This impressive apartment is superbly positioned on the highly sought after Marine Parade, one of Brighton's most prestigious seafront addresses. Occupying the end of the terrace on the south east corner, it benefits from excellent natural light and a peaceful setting directly opposite the beach.

Well proportioned and thoughtfully arranged, the accommodation includes a spacious lounge and dining room featuring large canted sash windows that draw in an abundance of daylight. A separate modern kitchen sits adjacent, providing practical and well planned storage and worktop space.

There are two generous double bedrooms. The principal bedroom enjoys a striking bow bay window, while the second bedroom benefits from excellent walk in storage. Additional hallway storage is also provided, along with a spacious bathroom.

A particularly notable feature is the apartment's access to the south facing front patio area, which enjoys superb sun throughout the day. Residents also benefit from use of large under road storage units outside.

In the Local Area

Set within the East Cliff Conservation Area, Marine Parade forms a distinguished part of Kemp Town's iconic seafront.





The location offers outstanding access to local amenities, with the independent shops, cafés and restaurants of St George's Road and Eastern Road, as well as Brighton Marina, all within easy walking distance.

The lifestyle on offer is exceptional, with Sea Lanes open water swimming pool moments away, along with nearby beach saunas, Sea Gym, Yellowwave Beach Volleyball, Bison Beach Bar, Concorde 2 and two highly regarded yoga studios.

The Undercliff Walk is around ten minutes away on foot, offering a superb coastal route, and the South Downs can be reached within a similar distance via the racecourse. Central Brighton and the mainline station are easily accessible, with fast links to London and beyond, and regular bus services across the city.

For families, Bloomsbury on the Beach nursery is approximately five minutes away, and Brighton College is also nearby.

Further Information

Marine Parade is located in street parking zone H.

EPC rating – Council Tax – C

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website
Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

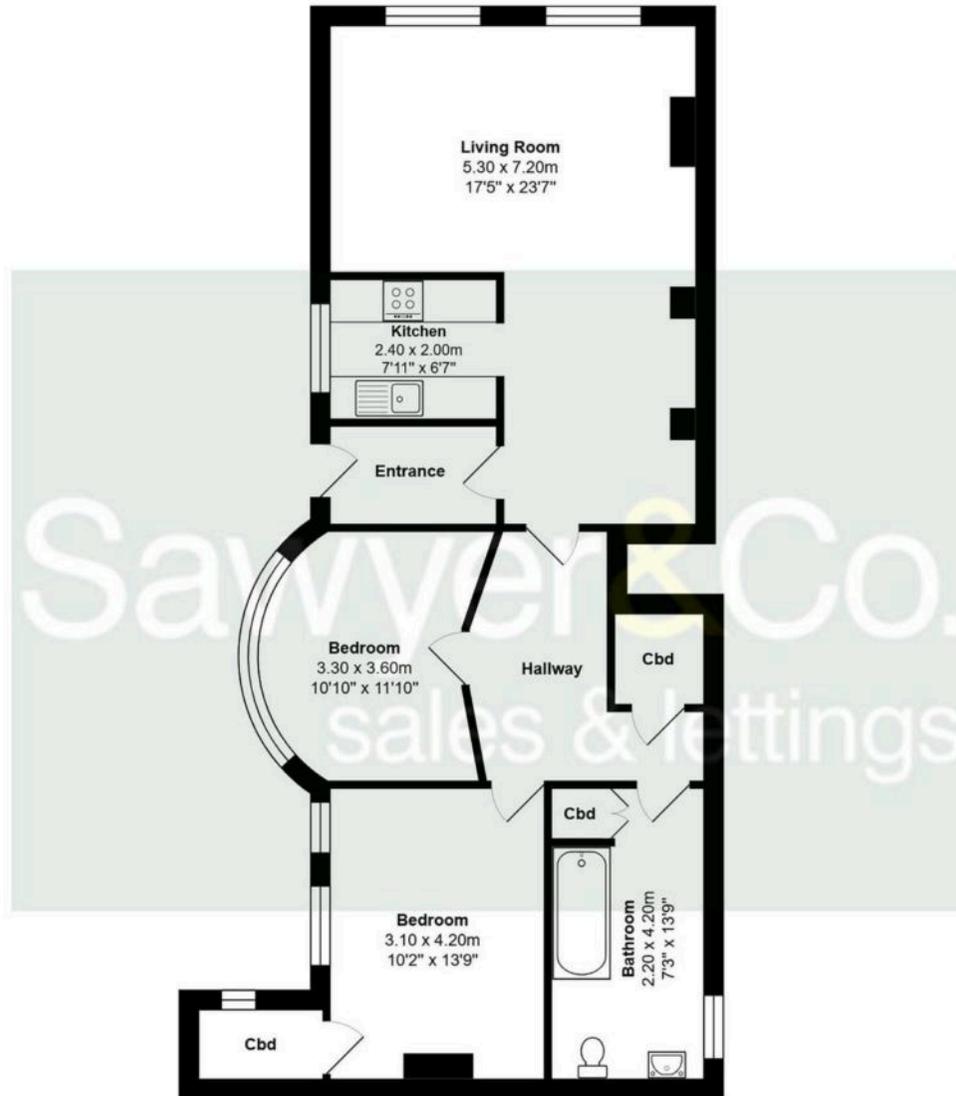
Unexpired term on lease – 955 years

Service Charge – £1,800 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.