Marine Parade
BRIGHTON
£925 pcm *plus fees
DESCRIPTION

This large one bedroom apartment is set on the lower ground floor of a seafront Regency building. With the benefit of its own street entrance and gas central heating, the property briefly comprises of; entrance hall, spacious south facing living room, open plan modern kitchen, large bedroom and newly fitted en-suite bathroom. The property is close to both Kemp Town village and the Marina, and would make a great home for a professional couple or single occupant. Available 5th December and unfurnished.

- One bedroom lower ground floor seafront flat
- Spacious open plan living room/kitchen
- Large bedroom with new en-suite bathroom
- South-facing outside space
- Close to Kemp Town village and Marina
- Available 5th December
- Unfurnished

LOWER GROUND FLOOR

Entrance Hall
5’ 7” x 3’ 10” (1.69m x 1.18m) Own street entrance. Solid wood front door, spotlight fitting, radiator, fitted mat flooring.

Living Room
16’ 9” x 15’ 7” (5.10m x 4.75m) Pendant light fittings, three sash windows, two cupboards, one with plumbing for washing machine, radiator, carpeted flooring. Open-plan to:

Kitchen
10’ 0” x 5’ 0” (3.05m x 1.53m) Spotlight fittings, range of white units with grey work surfaces, breakfast bar, electric oven, gas hob, extractor hood, American-style fridge/freezer, dishwasher, sink, part tiled walls, linoleum flooring.

Bedroom
13’ 7” x 12’ 6” (4.13m x 3.80m) widest points. Pendant light fitting, two sash windows, cupboard housing boiler, radiator, carpeted flooring.

En-Suite Bathroom
Spotlight fittings, bath, separate shower, WC, basin, fully tiled walls, heated towel rail, tiled flooring.

OUTSIDE

Terrace
South facing outside space to the front of the building. Brick paving, iron railings. Communal bike storage area.

ADDITIONAL INFORMATION

Council Tax: Band B
Parking Zone: H

TENANT FEES

Administration and Referencing £180.00 per person; Guarantor Referencing £90.00 per guarantor; Inventory (sliding scale dependant on property size) from £30.00 to £90.00; Renewal of Contract (fixed term) £60.00; End of Tenancy Reference £30.00 per person. (All fees inclusive of VAT).

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