



**Marine Parade, Brighton, East Sussex, BN2 1AD**

**Offers Over £400,000**

- Two Double Bedrooms
- Direct sea views
- Second floor apartment
- Regency Grade II listed building
- Close to city centre



**Stanfords**  
Estate Agents



## FULL DESCRIPTION

A fantastic opportunity to acquire this rarely available two double bedroom, two bathroom seafront apartment with widespread views of Brighton seafront.

The property comprises: Good sized open plan living/kitchen room with sea views, two double bedrooms, two bathrooms, large sash windows and high ceilings.

## ENTRANCE HALL

Built in cupboard, wood flooring, radiator and ceiling down lighters.

## LIVING ROOM

21' 3" x 19' 5" (6.48m x 5.92m)

(6.4m x 6.6m) Three stunning sash windows offering superb widespread sea views, original wood flooring, two radiators, space for dining table. coved ceiling and ceiling downlighters.

## KITCHEN

10' 9" x 7' 6" (3.28m x 2.29m)

Modern open plan fitted kitchen, feature breakfast bar area, five ring gas hob with oven beneath, sink with mixer tap, range of base and low level cupboards and drawers.

## BEDROOM ONE

10' 5" x 9' 8" (3.18m x 2.95m)

Built in storage cupboards fitted flush to the wall, housing boiler, large sash window overlooking rear, radiator.

## BATHROOM

6' 10" x 4' 9" (2.08m x 1.45m)

White suite, low level W/C, wash hand basin with stainless steel mixer tap and storage beneath, bath with stainless steel mixer tap and shower over, tiled floor with underfloor heating, extractor fan, shaver point and down lighters.

## BEDROOM TWO

8' 8" x 8' 6" (2.64m x 2.59m)

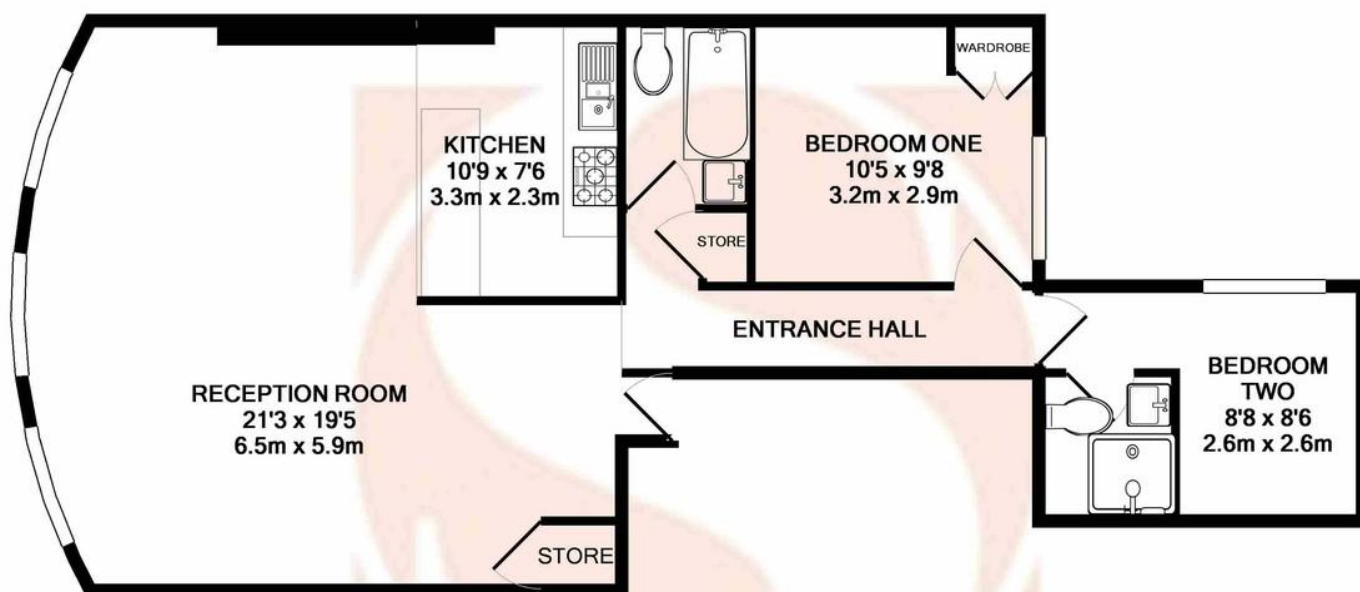
Built in storage cupboards, window overlooking the rear, radiator and door to: -

## EN SUITE SHOWER ROOM

5' 4" x 4' 11" (1.63m x 1.5m)

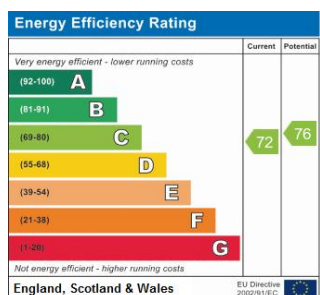
Tiled floor with underfloor heating and part tiled walls, W/C, wash hand basin with stainless steel mixer tap and storage beneath, spotlights, heated towel rail, shower with stainless steel controls, shower screen and extractor fan.



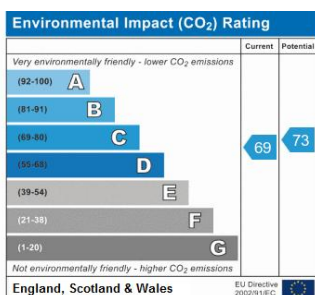


TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Reference:  
Marine Parade



#### SERVICE CHARGE

TBC

#### GROUND RENT

N/A

#### PARKING

Parking Zone C

#### COUNCIL TAX BAND

Tax band C

#### TENURE

Leasehold - Share of Freehold

#### LOCAL AUTHORITY

Brighton & Hove City Council

#### OFFICE

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