

PHILLIPS & STILL

Chain Pier House, Kemp Town

£325,000 - £350,000



- A Grade II Listed Ground Floor Seafront Apartment
- One Double Bedroom
- Superb Lounge / Diner With Gorgeous Sea Views
- Stylish Bespoke Separate Kitchen
- Share Of Freehold

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Chain Pier House, 46-48 Marine Parade, Kemp Town, Brighton, BN2 1PE



Built in 1823 for Captain Brown, the engineer who envisioned the innovative Chain Pier, on the ground floor of this beautiful Grade II listed is where you will find this fabulous example of a period seafront apartment. With a secure entry system and airy communal ways, Chain Pier House has long been regarded as one of the top addresses along Marine Parade. Located in vibrant Kemp Town, you will never be short of things to do here with a wealth of amenities available within a short stroll including a variety of trendy cafes, seafront eateries, bars, boutique and convenience shops.

Internally, you will find the living accommodation extremely versatile and light with a great flow to the layout. Currently configured as a one bedroom property, it could easily be re-arranged as a two bedroom property as it was when the current owner bought it. Accommodation comprises of entrance hall with attic storage space & pull down ladder, refitted bathroom suite, double bedroom with serene sea views, fantastic lounge / diner also featuring sea views and a separate bespoke modern fitted kitchen with space for table & chairs.

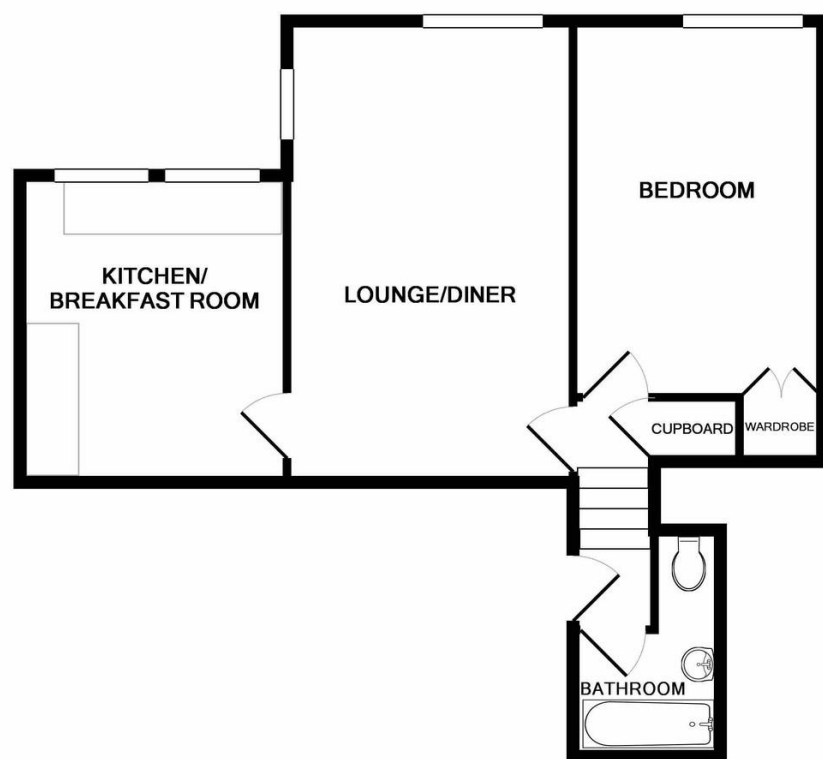
The property also benefits from high ceilings throughout, gas central heating, exquisite Swedish wall paper adorning the lounge / diner walls and high quality noise insulation. Holiday lets are allowed in the building and the current owner has made the most of this profitable location reaching up to £500 per night at its' peak. This flat will make someone an impressive home, brilliant buy to let investment or the epitome of a seaside holiday property to come down to at weekends! You're right in the heart of the action here with Kemp Town frequently likened to Notting Hill but coming home & closing your front door will reunite you with peace & tranquility!



Picture this...

If you're looking for a property to use part time and make some money from in between, this seafront apartment in the heart of Kemp Town is an opportunity not to be missed! Holiday lets are allowed here with the apartment reaching £500 per night at peak season.

Whether you've been partying at Pride, running the Brighton Marathon or simply strolling along the famous seafront with an ice cream, Chain Pier House is a wonderful place to come home to!



TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 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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Accommodation

GROUND FLOOR

ENTRANCE HALL

With attic space accessed via pull down ladder

REFITTED BATHROOM

8' 8" x 5' 9" (2.64m x 1.75m)

DOUBLE BEDROOM

14' 4" x 9' 6" (4.37m x 2.9m)

LOUNGE / DINER

17' 5" x 10' 11" (5.31m x 3.33m)

BESPOKE KITCHEN

11' 7" x 10' 2" (3.53m x 3.1m)



