Total Area Approx 494.60 sq ft

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

Guide Price £300,000-£325,000 Leasehold - Share of Freehold

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**GUIDE PRICE £300,000-£325,000** Set back from the sea in the fashionable and vibrant Kemp Town, a well presented 2 double bedroom apartment which forms part of a seafront mansion block. Accessed via electric gates in a secure tucked away setting. Modern, bright interior with open plan kitchen/living area and newly fitted contemporary kitchen with breakfast bar. Close to St James Street well known for its cafes, bars and independent shops and within easy reach of Brighton Station. Ideal for first time buyers, buy-to-let or those looking for a weekend retreat by the sea. Being sold with no onward chain and SHARE OF FREEHOLD.

Communal Entrance
Intercom entry, stairs to 2nd floor, shared with only 2 other flats.

Entrance Hall
Door entry phone, built in cupboard housing combi boiler.

Open Plan Kitchen/Living Room
5.59m x 3.84m (18'4" x 12'7")

Kitchen Area
Modern fitted kitchen (installed November 2019) with units at eye and base level, solid oak worktops with tiled splashbacks and breakfast bar overhang. Fitted electric oven and induction hob, extractor hood over, stainless steel 1 1/2 bowl sink with mixer tap and drainer.

Living Area
Double glazed window.

Bedroom 1
3.78m x 2.89m (12'4" x 9'5")
Square bay window, built in storage cupboard.

Bedroom 2
2.74m x 2.64m (8'11" x 8'7")
Built in cupboard, square bay window.

Bathroom
Fully tiled. White suite consists of bath with electric shower and shower mixer tap with raised shower head. Wash hand basin with mixer tap and cupboards below, low level WC, heated towel rail.