

# MARINE PARADE BRIGHTON BN2 1DD



Estate Agents



£310,000 SHARE OF FREEHOLD

Q Estate Agents are delighted to present this wonderful opportunity to own a home in one of Brighton's most popular areas. Marine Parade is famed for its stunning views of Brighton seafront and proximity to central Brighton and with direct transport links to Brighton Station and surrounding areas. A short walk away is Kempdown with a variety of independent boutique shops, cafes, and restaurants.

This regency apartment is wonderful space with a fantastic south facing courtyard and private entrance. Entering the property, you find the spacious open plan lounge with large windows that allow the room to bright and airy. Tastefully decorated the kitchen features stylish built-in wooden units great for storage and with an integrated oven and hob. The lounge is attractive and tasteful with light grey flooring, a bonus to the lounge is the fireplace. The master bedroom is large room with plenty of space which is quiet and peaceful. From the master bedroom you can gain access to the patio area. The patio is a stunning space with ample room for you to utilize.

Along from the master bedroom you find what could be a second bedroom or as the current owner has used it a home office. The room is a great size and has a large window that also looks out towards the patio. The bathroom is modern and well designed and features a full white suite. A large bath top with an overhead shower, sink and vanity unit and WC. Neutral tiled walls and flooring keep it looking smart and chic.

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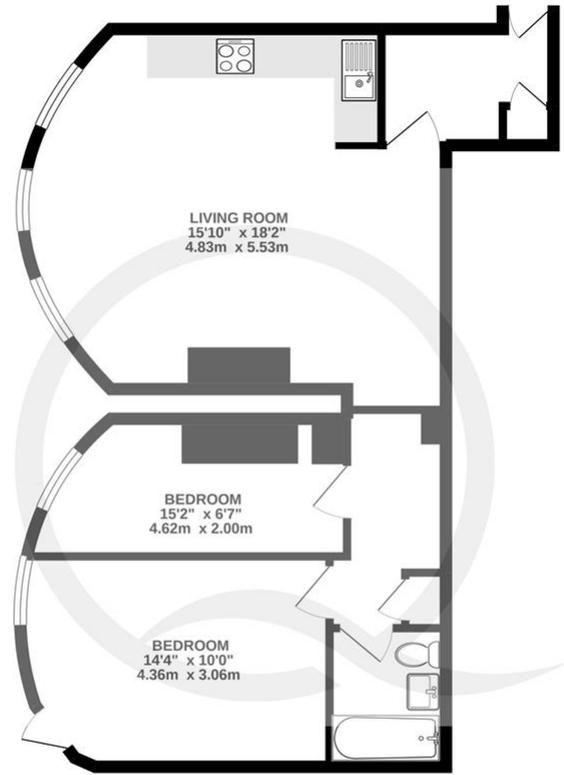
**In The Know...**

Area: Kemptown  
 Council Tax: Band B  
 EPC Rating: E41  
 Floor Area: 60.5sqm (approx.)  
 Lease Length: 992 years\*  
 Maintenance: TBC\*  
 Ground Rent: TBC\*  
 Station: Brighton (1.4 miles)  
 Bus Stop: Burlington St (75m)  
 Parking: Permit Zone H  
 Local shop: Co-op, Kemp Town (200m)  
 Supermarket: Morrison's, St James's St (0.6 miles)  
 Local Gems: Brighton Beach; The Thomas Kemp;  
 Butler's Wine Cellar; Sea Lanes;  
 Brighton Marina

\*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



LOWER GROUND FLOOR  
 651 sq.ft. (60.5 sq.m.) approx.



MARINE PARADE  
 TOTAL FLOOR AREA : 651 sq. ft. (60.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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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**Disclaimer**

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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.