50 St James Street
Brighton
East Sussex
BN2 1QG

Background User
T: 01273 915400
E:

the Property Shop
Letting & Selling Homes



Marine Parade

, Brighton, BN2 1AJ

Asking Price £384,950

This delightful Three Bedroom Lower Ground Floor Flat offers a perfect blend of comfort and convenience. Spanning an impressive 974 square feet, making it an ideal choice for families or professionals seeking ample living space.

The property begins with its own front patio with a light well and you are then, welcomed into a hall which leads to spacious reception room, adorned with laminate flooring and a generous window that overlooks its charming outdoor patio. This inviting area is perfect for relaxation or entertaining guests. The modern fitted kitchen is a highlight of the flat, equipped with a range of stylish wall and base units, as well as essential appliances, ensuring that culinary enthusiasts will feel right at home.

The master bedroom is particularly large with laminate flooring, the two additional double bedrooms, both with laminate flooring, provide flexibility for various living arrangements, whether it be for family, guests, or a home office.

The luxurious bathroom is designed for both functionality and relaxation, boasting a separate shower cubicle, a bath, a w.c., and a basin, catering to all your bathing needs.

Situated directly on the seafront in the vibrant Kemp Town area, this property is conveniently located near the Royal Sussex County Hospital, the AMEX stadium and the popular sea front swimming lanes, with easy access to local bus routes. For those with vehicles, on-street parking is available in Permit Zone C, with no current waiting list.

- THREE BEDROOM LOWER GROUND FLOOR FLAT
- MODERN FITTED KITCHEN
- LARGE BATHROOM
- TWO PATIO GARDEN'S
- THE PROPERTY HAS AN AMAZING 974 SQUARE FEET OF LIVING SPACE
- CLOSE TO THE BEACH
- SHARE OF FREEHOLD
- 987 YEAR LEASE
- £2,345.00 SERVICE CHARGE

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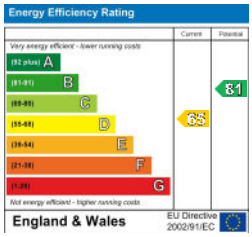
Floor Plan

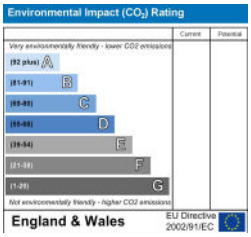


Area Map



Energy Efficiency Graph













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