



Marine Parade, Brighton, BN2 1EJ
£375,000 - £400,000 Guide



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A spacious two-bedroom apartment situated on the top floor of a beautifully maintained period building in the heart of Kemp Town, enjoying impressive sea views and a convenient position close to the village amenities and seafront. Early and internal viewing is highly recommended.

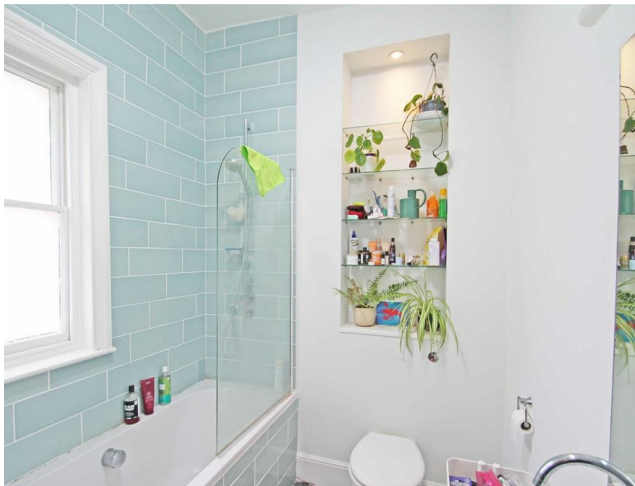




Further Information

The lead-up to the flat is particularly impressive, with beautifully maintained communal hallways featuring attractive period details. The accommodation comprises a generous entrance hallway leading to all rooms, a bright living room with far-reaching sea views, and a kitchen/dining room benefiting from plenty of natural light. There are two good-sized bedrooms, with the main bedroom offering ample space, alongside a bathroom fitted with a bath and overhead shower.

Kemp Town is well known for its independent shops, cafés, restaurants and pubs, with a lively mix of local amenities close by. The seafront is a major attraction, with ongoing improvements along Madeira Drive and the boardwalk towards Brighton Marina. Madeira Terrace is also subject to a restoration project, while the nearby Sea Lanes outdoor swimming complex provides further facilities along the coast. With the beach and coastal walks on the doorstep, the apartment is ideally positioned for enjoying all that Kemp Town and Brighton have to offer.



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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	80
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	