

50 St James Street
Brighton
East Sussex
BN2 1QG

T 01273 915400
E olga.wojnarova@tpsb.co.uk



Marine Parade

, Brighton, BN2 1AE

Asking price £169,950

A Superb First Floor Studio Conversion flat, set within this elegant period property.

The property is centrally located in ever popular Kemp Town with its excellent shopping, cafes, bars, and restaurants.

The Property is right by the world-famous Brighton seafront meaning you are close to the beach and all the fun.

Brighton palace pier is just a little bit further along as are the Royal Sussex County Hospital, the college, the theatres, and the famous Lanes.

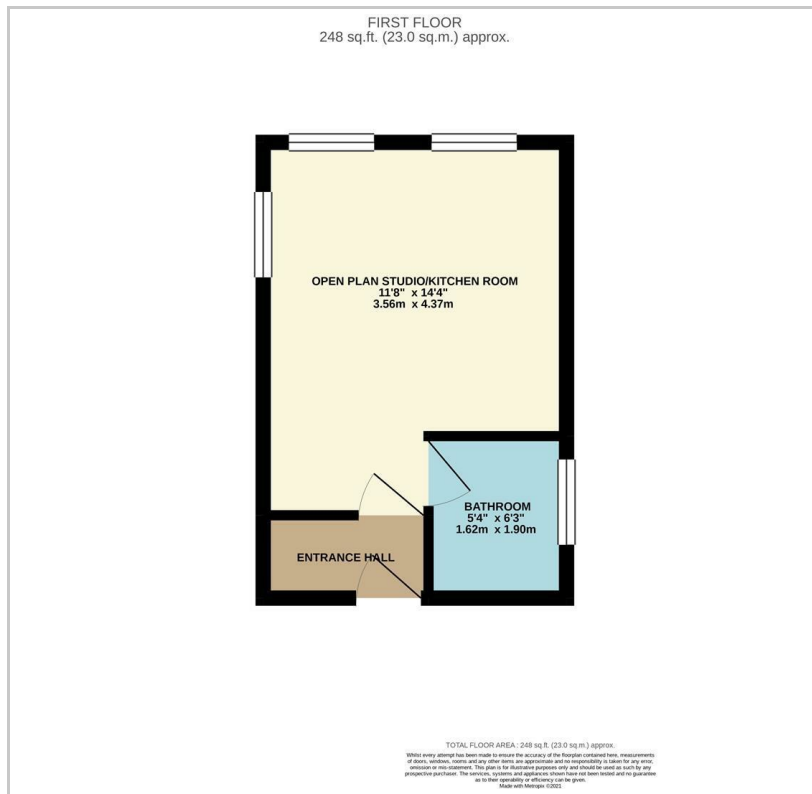
Also, the lush green spaces of Queens Park are also within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London.

The property makes a great buy to let investment and is currently let for £825.00 per calendar month and would also suit cash buyers wanting a pad by the sea.

Service Charge: £1,250 per annum

- Studio Flat
- Sea Front Location
- First Floor
- Perfect for Investors
- A Pad by the Sea
- Close to the Beach
- Right in the Heart of Kemptown
- Cash Buyers Only
- Lease: 108 years
- Council Tax Band: A

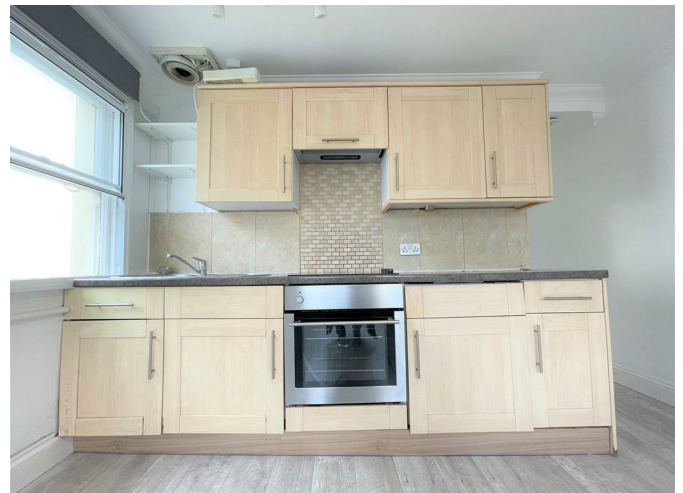
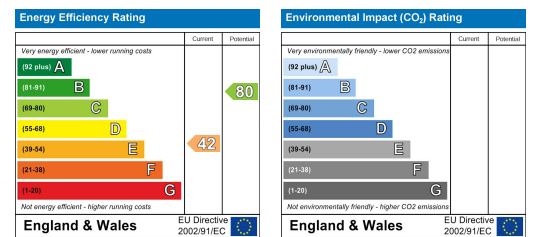
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.