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Brighton  
East Sussex  
BN2 1QG

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## 62 Marine Parade , Brighton, BN2 1AD Asking Price £280,000

Nestled along the picturesque Marine Parade in Brighton, this recently refurbished first-floor flat offers a delightful blend of modern living and coastal charm. With one spacious bedroom and a generously sized reception room, the flat boasts high ceilings that create an airy and inviting atmosphere.

Upon entering, you will find a welcoming hall that is perfect for use as a study, complete with overhead storage for added convenience. The layout includes a second internal hall, leading you seamlessly to the heart of the home. The kitchen is well-appointed, providing a functional space for culinary pursuits, while the bathroom is designed for comfort and practicality.

One of the standout features of this property is its proximity to the beach, allowing for leisurely strolls along the seafront. Additionally, it is conveniently located near Brighton College, the Royal Sussex Hospital, and the bohemian Kemptown village, making it an ideal choice for both professionals and those seeking a friendly community atmosphere.

The flat also benefits from access to communal gardens, offering a tranquil outdoor space to relax and unwind. With the added advantage of being chain-free, this property presents a fantastic opportunity for first-time buyers or investors looking to secure a charming residence in one of Brighton's most sought-after locations. Don't miss the chance to make this bright and spacious flat your new home.

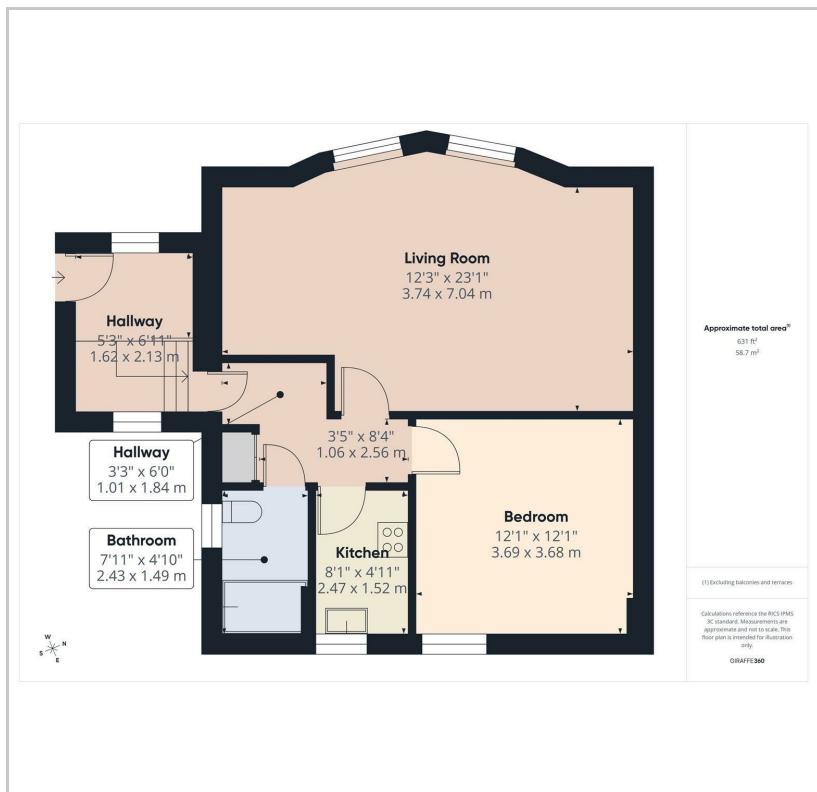
Share of Freehold  
Lease: 993 Years  
Service Charge: £485.47 per quarter

- **LARGE ONE BEDROOM FLAT**
- **RECEPTION ROOM**
- **KITCHEN**
- **BATHROOM**
- **HALL/ STUDY AREA WITH STORAGE ABOVE**
- **COMMUNAL GARDENS**
- **CLOSE TO THE BEACH**
- **WALKING DISTANCE TO BOTH BRIGHTON COLLEGE AND THE ROYAL SUSSEX HOSPITAL**
- **CHAIN FREE**
- **SHARE OF FREEHOLD**



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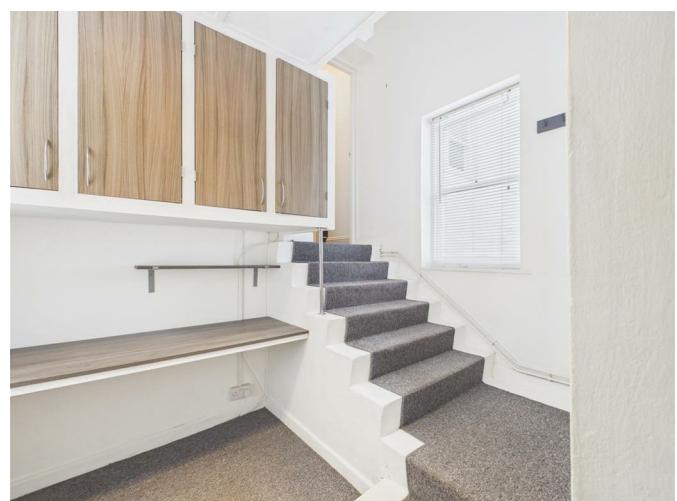
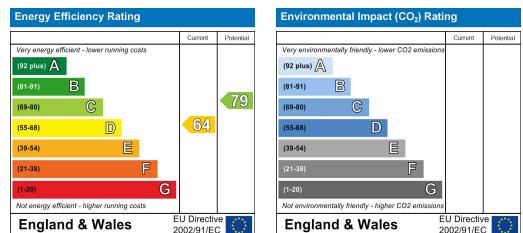
## Floor Plan



## Area Map



## Energy Efficiency Graph



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