



# *Marine Parade*

Brighton, BN2 1AE

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# South-Facing Seafront Apartment with Panoramic Views

This two-bedroom third-floor apartment enjoys one of the most captivating south-facing sea views you could wish for. With 180-degree vistas stretching across the coast, the outlook is so striking it feels as though you are out at sea, with your eye line perfectly level with the water when seated at the window.

You enter the home via a private side entrance, with a neatly kept communal hallway leading to the apartment's front door. Stepping inside, you are immediately drawn to the main living room – a generous, light-filled space with high ceilings and three large sash windows that flood the room with sunshine throughout the day.

The kitchen sits to the rear of the living room and is partially closed off, creating a subtle separation from the living area while still maintaining a sociable feel. There are two bedrooms – the first is the smaller of the two and is fitted with excellent built-in storage, including over-height cupboards, making it ideal as a bedroom or home office. Adjacent to this is the main bathroom.

Further along the hallway lies the principal bedroom, which is accessed via a few steps down into a private area. This room benefits from its own ensuite shower room, offering both comfort and privacy.

Beyond the apartment itself, the lifestyle on offer is hard to beat – with the seafront quite literally on your doorstep, the vibrant cafes, shops and pubs of Kemptown just around the corner, and Brighton city centre and station only a short walk away.

While the apartment would benefit from some cosmetic updating, it presents a wonderful opportunity to create a stunning seafront home. With its incredible outlook, chain-free status, and share of freehold, it is a rare offering within this part of town!

▀ *Guide Price* £375,000 - £400,000

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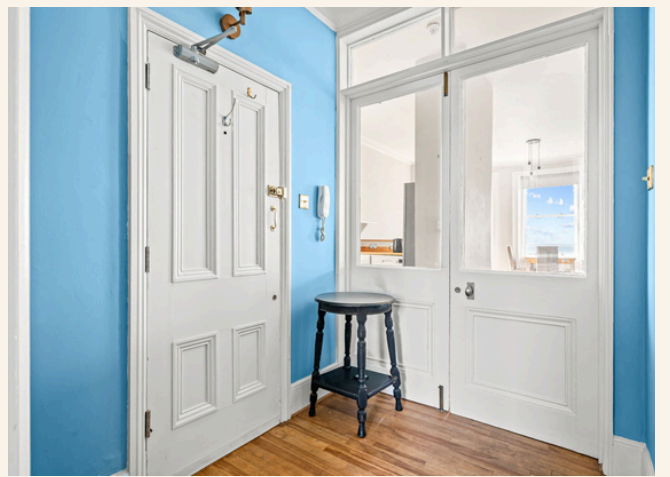
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TOTAL FLOOR AREA:

725 Sq. Ft. | 68 Sq. m



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TOTAL: 725 sq. ft, 68 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Exceptional service

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Professionally designed and printed brochures



Ahead of the game marketing strategies



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Professional photography



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