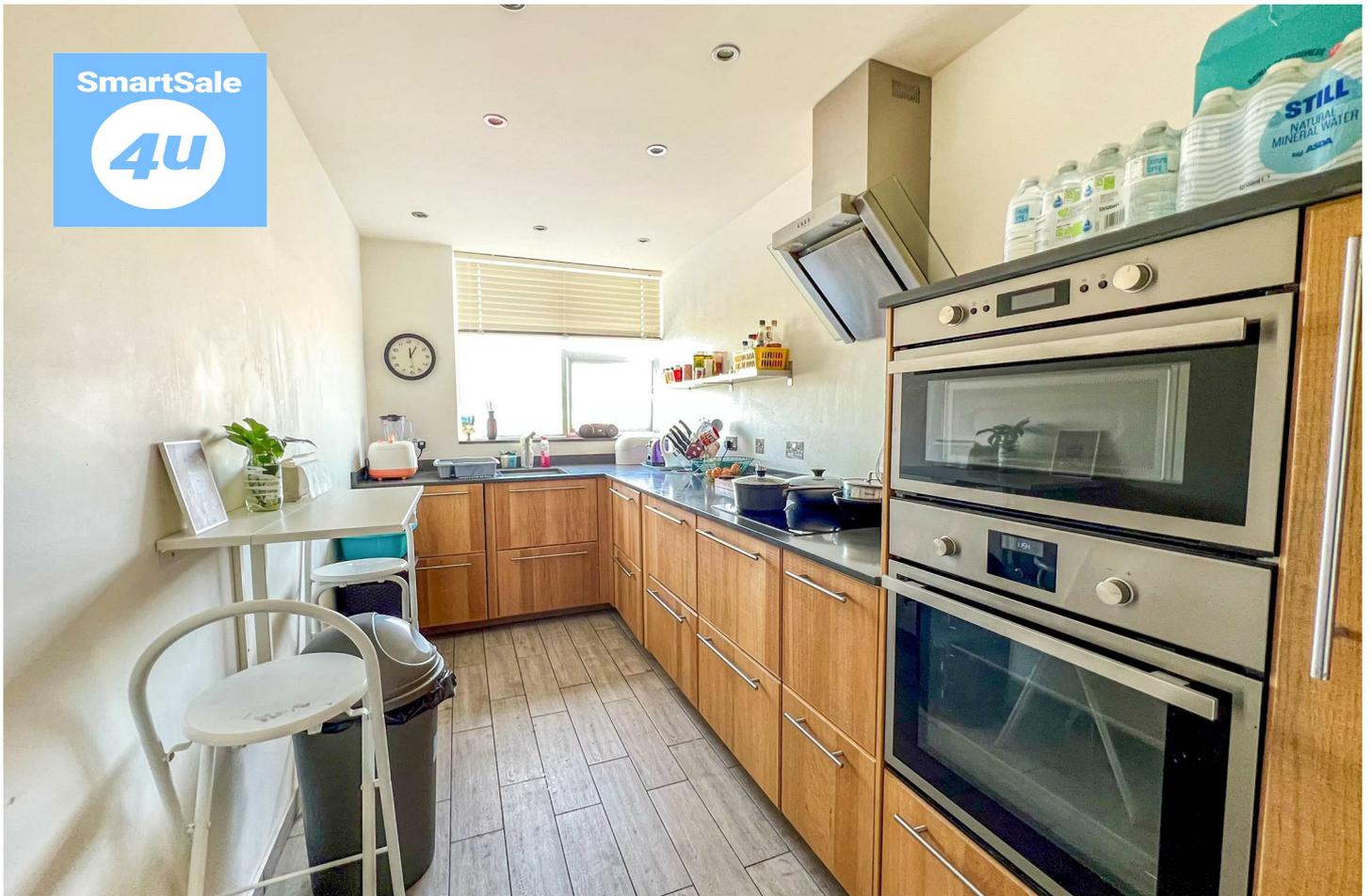


SmartSale

4u



Marine Drive

, Brighton BN2 5TN

- Bright and spacious living room
- Two-bedroom ground floor apartment
- No ground rent
- Service charges include water and heating
- Modern fitted kitchen

£339,995 Share of Freehold





Location

Full Description

Situated in a highly sought-after seafront location on Marine Drive, this well-presented two-bedroom ground floor apartment offers generous living space and the added benefit of a share of freehold, making it an ideal home or investment opportunity. The property is accessed via a welcoming entrance hall which leads through to a bright and spacious living room, providing an excellent area for both relaxing and entertaining. Large windows allow plenty of natural light to flow through the room, creating a warm and comfortable atmosphere. There are two well-proportioned bedrooms, both capable of accommodating double beds and offering flexibility for home working, guests or additional storage. The accommodation is complemented by a modern bathroom fitted with a bath, WC and wash hand basin, finished in a clean and practical style. The kitchen is thoughtfully laid out with ample cupboard and worktop space, making it well suited for everyday cooking and meal preparation.

Further benefits include the property's ground floor position, share of freehold with approximately 999 years remaining on the lease, no ground rent, and service charges which include water and heating. The development also offers car parking, and the property is of brick construction and owner occupied.

Ideally located along Brighton's iconic seafront, the apartment enjoys easy access to coastal walks, local amenities, transport links and Brighton city centre. This attractive home would suit first-time buyers, downsizers or buy-to-let investors alike, and early viewing is strongly recommended to fully appreciate its location and potential.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be

pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.