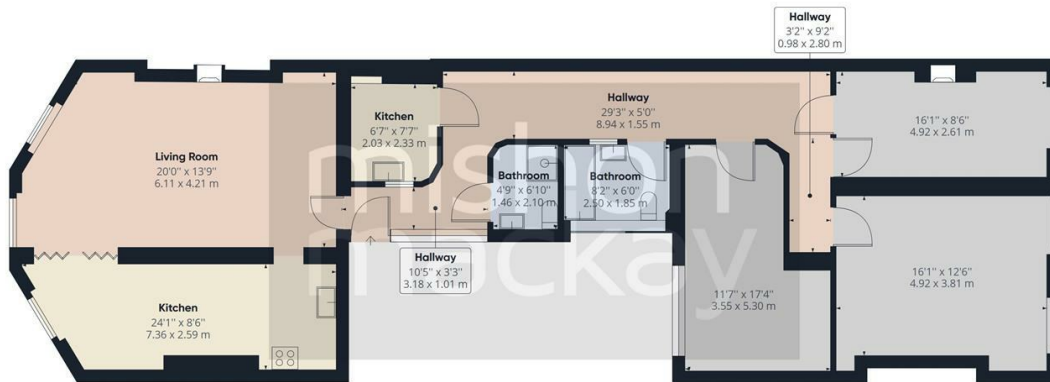




Marine Parade, Brighton, BN2 1AJ

£2,000 PCM -

mishonmackay  
Lettings



Approximate total area<sup>(1)</sup>  
1409.60 ft<sup>2</sup>  
130.96 m<sup>2</sup>

(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.

GIRAFFE360

**Spacious three double bedroom seafront apartment with direct sea views. Offering accommodation on one floor, it has recently been redecorated. Offered to let part/un-furnished. Sharers welcome. Available now!**

This impressive three bedroom apartment situated along Kemp Town's famous seafront, offers unrestricted sea views and has recently been redecorated offering charming period features combined with a contemporary appeal.

The apartment is accessed through a large front entrance with an entry phone system and an internal door with a secure code, ideal for everyday or for when you need to lock up and leave, which leads into a large communal hall with steps leading up to the top floor.

As you enter the apartment at the front is a good size kitchen/breakfast room with wood flooring running throughout, picture rail and window offering direct sea views out towards the Marina. The living room is also a great size with decorative coving, two large windows having direct sea and coastal views towards Worthing.

Off the spacious hallway is a useful utility room, shower room and separate bathroom.

Continuing down the hallway are all three bedrooms being doubles, ideal for sharers or families.

Located only a short distance from the diverse shops, cafes, bars and restaurants of St George's Road and Upper St James' Street in Kemp Town village, this apartment could not be better located to enjoy Brighton's unique cosmopolitan culture.

This fantastic apartment is offered to let on a part/un-furnished basis and being available to move into now.

Train Station: Brighton 1.3 miles  
Council Tax: D

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

