

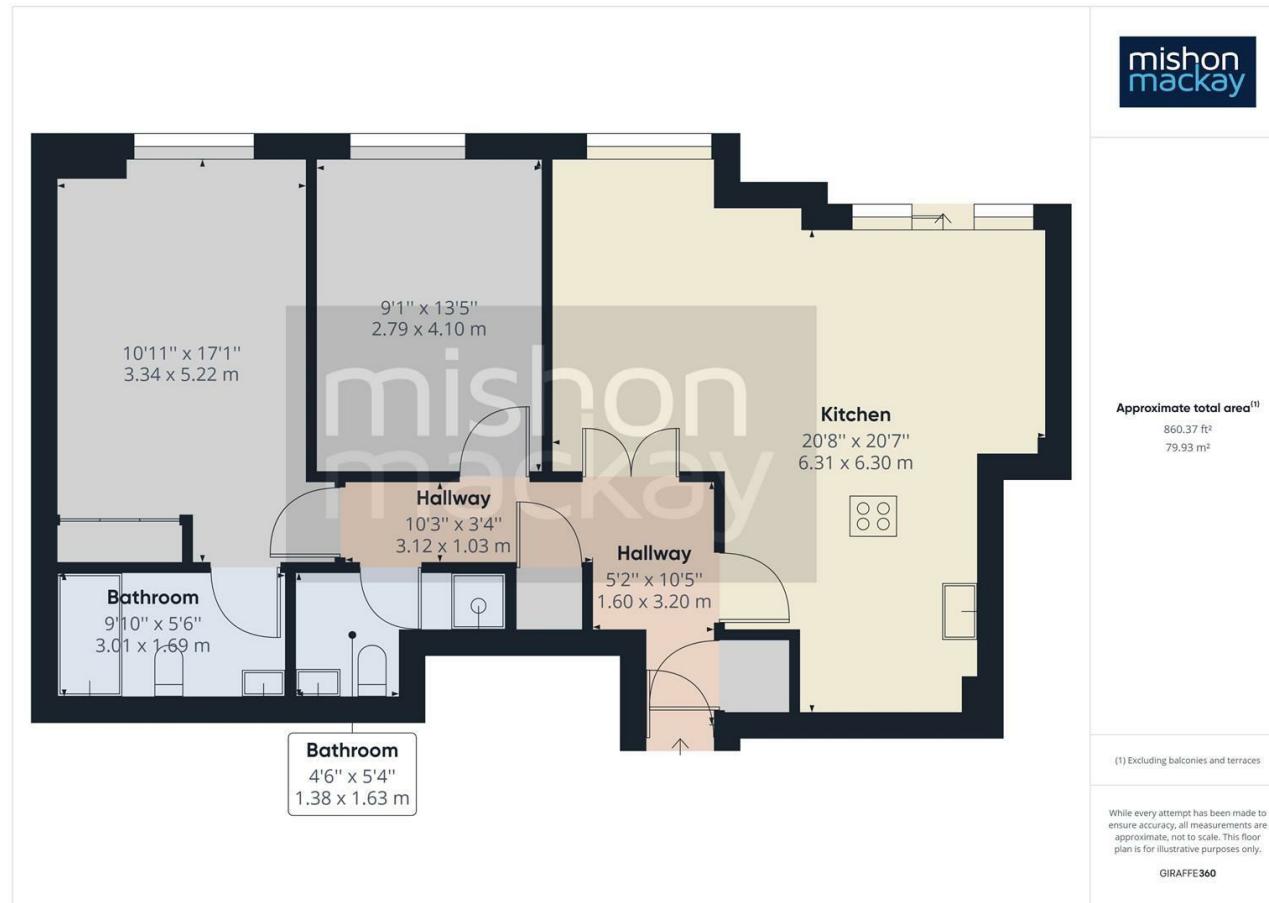


Marine Parade, Brighton, BN2 1WP

£1,900 PCM -

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Lettings

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Two double bedroom fourth floor apartment located within the iconic Van Alen Building on Marine Parade with direct sea views, underground secure parking, balcony and newly fitted en-suite bathroom and separate shower room. The property is available now and offered to let unfurnished.

Van Alen is a prestigious building on the vibrant Kemp Town Seafront. Situated on Marine Parade, this flat is elevated up on the fourth floor via a lift, so you can enjoy the magnificent far reaching uninterrupted views of Brighton's iconic Pier and the sea, being so high up it feels quiet and peaceful away from the hustle and bustle of the area.

This apartment is ideal for entertaining with an open plan reception space. The kitchen is divided by a breakfast bar to the rest of the room, to the front of the room is the dining area with a window to appreciate the views as well at the living area which has patio doors to a south facing glass balustrade balcony where you can sit and watch the world go by.

The kitchen has modern units at both eye and base level with integrated appliances, contrasting granite work top with inset four ring hob and stainless steel extractor hood above and oven below. The main bedroom suite has a fitted wardrobe floor to ceiling, double glazed window with sea views and an recently newly fitted en-suite bathroom.

The second double bedroom also has built in wardrobes with sea views from the double glazed windows. Just across the hall is a shower room with newly fitted shower cubicle, sink with vanity unit below and W.C.

The main entrance with concierge is on Marine Parade. Allocated parking in the underground garage is accessed through the secure electric gates on Camelford Street.

The vibrant Kemp Town area is situated just at the top of the road with an abundance of independent shops, bars, cafe's and restaurants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
89-94	B		
83-88	C		
77-82	D		
71-76	E		
65-70	F		
59-64	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
95-100	A		
89-94	B		
83-88	C		
77-82	D		
71-76	E		
65-70	F		
59-64	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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