

# The Strand

## Brighton

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## About the property

Guide Price £350,000 - £375,000

Situated within Brighton Marina is this beautifully presented 2 bedroom apartment complete with west facing balcony and idyllic views of the inner harbour. Benefitting from an extended lease and allocated parking space this property is within 2 miles of the city centre and is offered for sale with no onwards chain.

The main bedroom is serviced by a delightful en-suite and is adjacent to the living room. The living room has access onto the west facing balcony and benefits from outstanding views and afternoon sun.

On the east side of the property you will find the fitted kitchen, including shaker style cupboard doors and east facing window. The second double bedroom is next to the kitchen with the family bathroom located to the north side of the property and includes it's own obscured glass window.

Security is at the forefront of this property with gated access to the parking area, and security entry phone to the building.

The Marina offers a range of waterfront bars and restaurants as well as leisure facilities including Bowling alley, David Lloyd fitness centre, cinema and casino. The regular bus service takes you into the city centre in minutes.

This property would make a perfect first home or addition to an investment portfolio.

## The Strand Brighton



2

BEDROOM

1

RECEPTION

2

BATHROOM







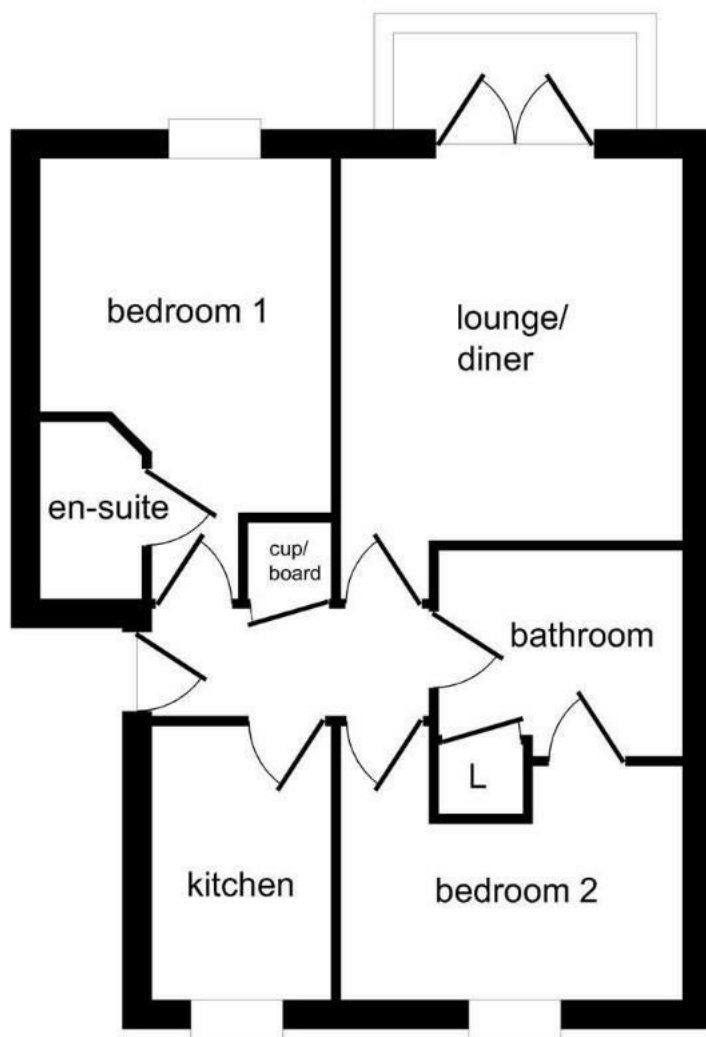








SCAN HERE TO OFFER ON THIS PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange  
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk