

# The Strand

## Brighton

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## About the property

\*GUIDE PRICE £280,000 - £290,000\*

A light and spacious two-double-bedroom marina apartment with a sunny balcony and oblique south harbour views across the yachts, set in the sought-after Brighton Marina with 24-hour security and allocated parking. Ideal for sharers or professionals, the bedrooms are positioned on opposite sides of the apartment, with an en-suite to the principal and a separate family bathroom.

The generous living/dining room opens directly onto the balcony, creating an excellent space for relaxing or entertaining, while the separate fitted kitchen offers practical storage and workspace. The apartment measures approximately 700 sq ft and benefits from a quiet position close to visitor parking.

Brighton Marina offers a vibrant waterfront lifestyle just moments from restaurants, a cinema, health club, and the beach, while the city centre and Brighton railway station are easily accessible for direct services to London and Gatwick Airport—making this an ideal coastal home or investment opportunity.

## The Strand Brighton



2

BEDROOM

1

RECEPTION

2

BATHROOM





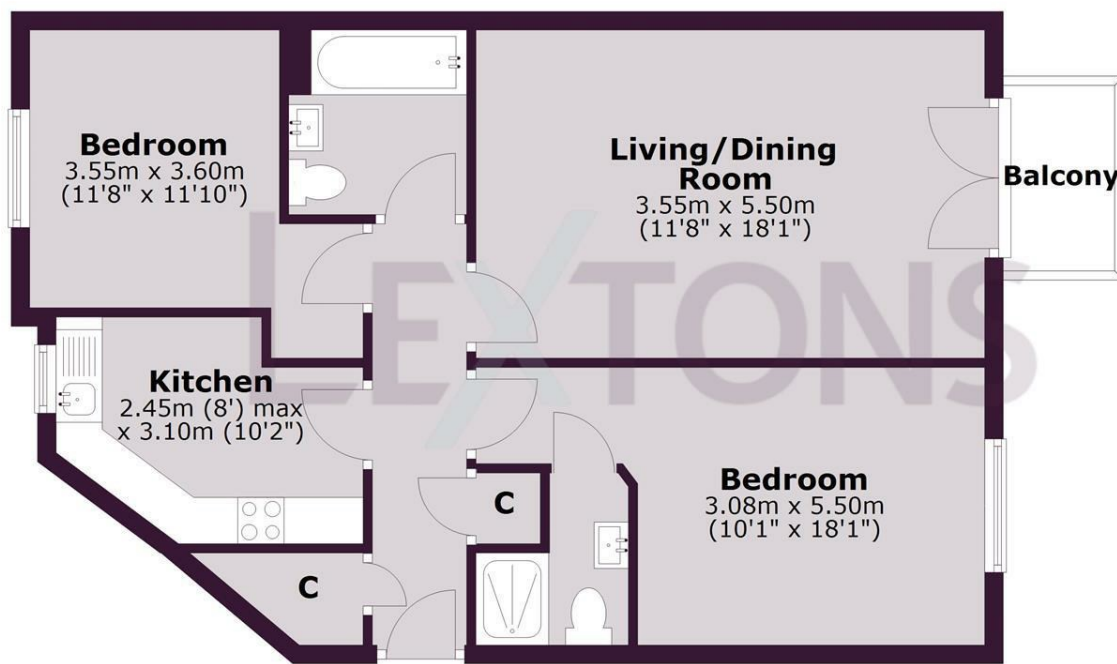




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 64.8 sq. metres (697.5 sq. feet)  
(excluding Balcony)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	