

The Strand

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



The Strand Brighton

£1,700 Per month



2

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

ONE CAT ACCEPTED. A bright and spacious top floor, two-bedroom, two bathroom apartment with two balconies, overlooking the marina.

Accessed via lift, the third floor apartment opens into a central hallway that leads into the spacious living area with a balcony overlooking the Marina's water berths with white cliffs in the distance. The good sized, well appointed kitchen adjoins the living room with an open counter between the spaces offering a useful and sociable connection.

Following the hallway finds the first of the two bedrooms with an en-suite, built in cupboard storage and views over the marina.

The second bedroom includes a second balcony overlooking the Marina, with built in cupboard storage and a second en-suite with bath.

The apartment is further complimented with a further WC and additional cupboard storage in the hallway.

Unique sea/harbour views between the buildings and across the rear setting this property apart from many others across the marina.

The marina provides a wide variety of leisure and shopping facilities along with numerous restaurants and bars making it a destination in itself. Positioned in an ideal location on Brighton's Easterly beach. A short walk from the amenities of Madeira Drive with its outdoor leisure facilities; Sea Lanes and outdoor volleyball included. The picturesque town of Rottingdean is nearby. The property also benefits from an ALLOCATED PARKING SPACE. Available now on an UNFURNISHED basis.

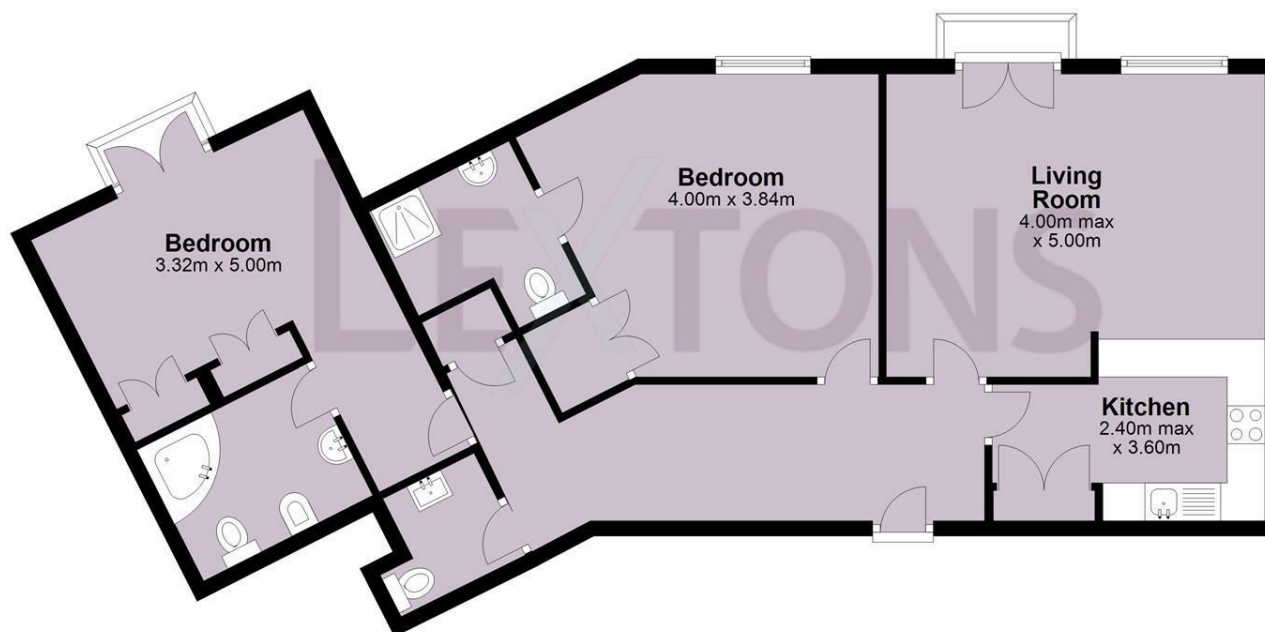


SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Third Floor

Approx. 85.5 sq. metres



Total area: approx. 85.5 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	