



Guide Price
£450,000

**Share of
Freehold**

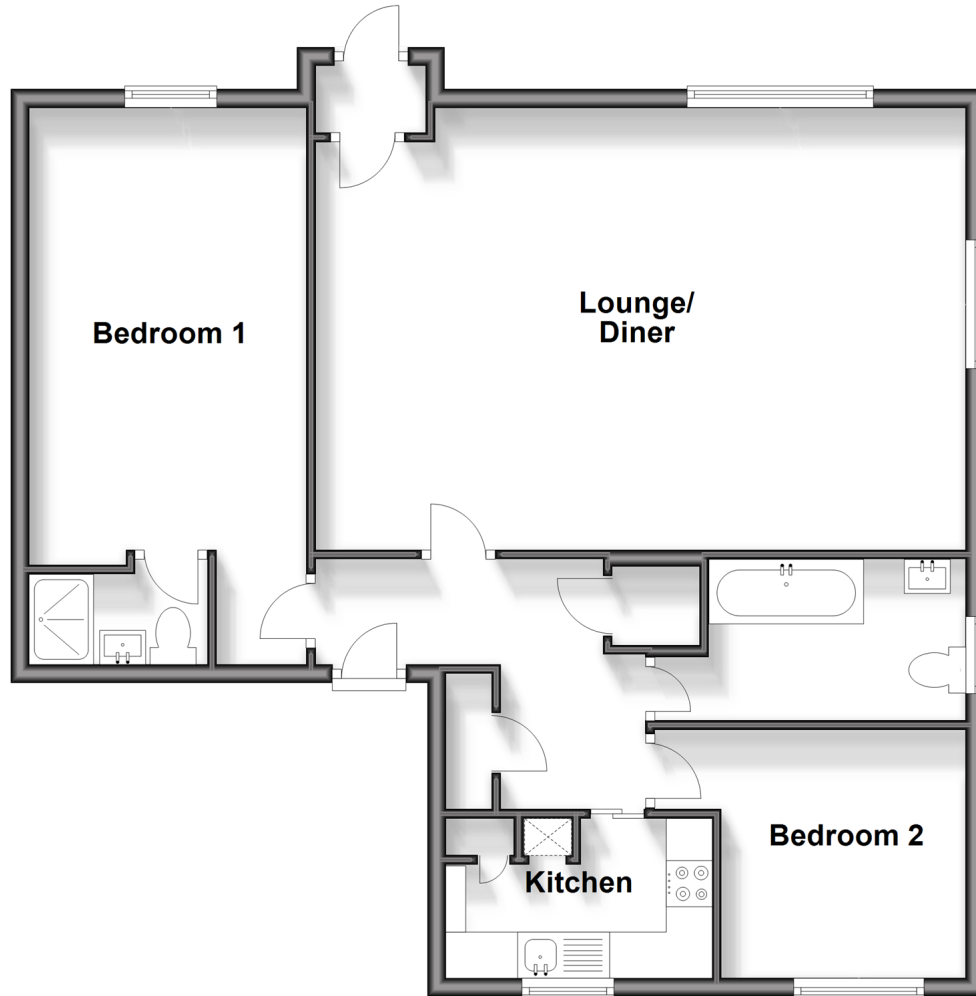
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**Marine Gate, Marine
Drive, Brighton, East
Sussex, BN2**

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Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner : 23'3 x 15'6 maximum
(7.09m x 4.73m)

Kitchen: 10'6 x 7'1 (3.20m x 2.16m)

Bedroom 1 : 15'8 x 12'2 (4.78m x 3.71m)

En Suite Shower Room

Bedroom 2 : 11'1 x 8'8 (3.38m x 2.64m)

Bathroom

OUTSIDE

Communal Garden



Main features

- Bright and spacious ground floor garden flat (vendor has sole use of garden which is maintained by communal funds)
- Second private entrance via garden with porch
- Residents parking, stunning communal gardens, secure underground cycle storage, 24-hour concierge service and a resident caretaker
- Pet friendly, share of freehold
- Seafront location, direct sea views



Nearest Schools

Primary Schools: St Mark's CofE Primary 0.3 miles, St John The Baptist RC School 0.7 miles.

Secondary Schools: Brighton Steiner School Limited 0.0 miles.



Transport Information

Train Stations: Brighton 1.8 miles, London Road 2.0 miles, Moulsecomb 2.2 miles



Address

Marine Gate, Marine Drive, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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