

PHILLIPS & STILL



- A delightful first floor two bedroom purpose built apartment
- South facing with amazing sea views
- Balcony and triple sized garage
- Allocated underground parking space

Marine Drive, Brighton, BN2 5TP

Guide Price: £300,000 - £325,000

An amazing first floor purpose built apartment situated in one of this cities premier location opposite Brighton Marina and seafront. The property offers no onward chain and has the benefit of fabulous sea views, a balcony, triple garage and an allocated covered parking space.



Property Description

Situated within the prestigious and highly sought-after Marine Gate development in Brighton, this exceptional first-floor, two-bedroom apartment offers a rare opportunity to enjoy coastal living at its finest. With a desirable south-facing orientation, the property boasts stunning, uninterrupted views of the sea, creating a serene and picturesque backdrop that can be enjoyed from both the living spaces and the private balcony. Whether you're watching the sunrise over the water or admiring the ever-changing seascape, this vantage point offers a true sense of escapism.

The apartment itself is thoughtfully designed, offering well-proportioned and light-filled rooms. The spacious living and dining area opens directly onto the balcony, providing the perfect spot for al fresco dining or simply unwinding while taking in the sea breeze. The two bedrooms are generously sized, with large windows that allow natural light to flood in, enhancing the bright and airy atmosphere. The property also benefits from a modern fitted kitchen and a well-appointed bathroom, both designed with functionality and style in mind.

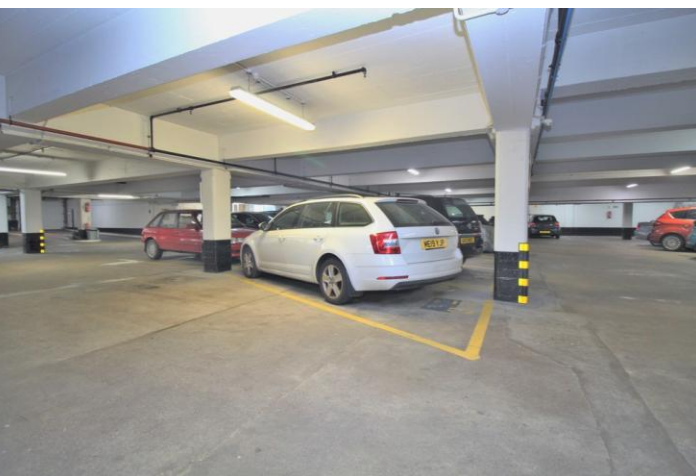
A standout feature of this apartment is the rare triple-sized garage, offering substantial space for vehicles, bikes, and additional storage—an enviable asset in such a prime location. In addition, the property includes an allocated underground parking space, providing further convenience and security.

Marine Gate itself is an elegant, Art Deco-inspired development, renowned for its beautifully maintained communal gardens and premium amenities. Residents benefit from a welcoming concierge reception, offering both assistance and added security. The development also provides ample visitor parking, making it easy for guests to visit and enjoy this spectacular location.

Positioned directly on the seafront, the apartment offers immediate access to Brighton's famous beach and coastal paths. The vibrant city centre, with its eclectic mix of shops, restaurants, and cultural attractions, is just a short distance away, while the nearby Marina provides further dining, entertainment, and leisure options.

Offered with no onward chain, this apartment presents an unmissable opportunity for those seeking a stylish and spacious seaside home, a secure lock-up-and-leave retreat, or a valuable investment in one of Brighton's most desirable addresses.





Accommodation

FIRST FLOOR

ENTRANCE HALL

KITCHEN
10' 10" x 6' 7" (3.3m x 2.01m)

SEPERATE W.C.

BEDROOM
11' 10" x 10' 10" (3.61m x 3.3m)

LOUNGE
20' 4" x 13' 5" (6.2m x 4.09m)

BALCONY

BATHROOM

BEDROOM
14' 9" x 13' 1" (4.5m x 3.99m)

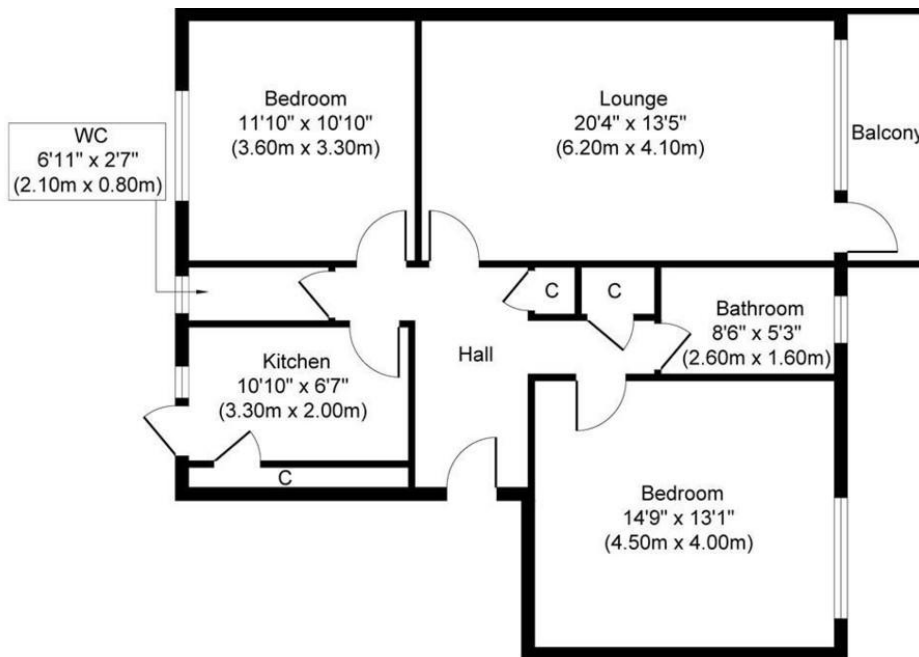
OUTSIDE

TRIPLE GARAGE

UNDERGROUND ALLOCATED PARKING

COMMUNAL GARDEN

COMMUNAL PARKING



Approximate Floor Area
847 sq. ft
(78.70 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

112 Western Road
 Brighton
 East Sussex
 BN1 2AB

www.phillipsandstill.co.uk
 01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
 Sat-Sun: 9am - 5pm

