



Marine Parade Brighton BN2

£2,000 Per Month - Available 07/11/2016

HAMPTONS
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Beyond your expectations

A lovely 2 bedroom 2 bathroom apartment located within a sought after building on Brighton Seafront. Benefiting from direct sea views, balcony & underground parking.

EPC:B

Two Bedrooms | Two Bathrooms | Stunning Sea Views | Two Balconies | Underground Parking | Well Presented | Waterside | Available November | Unfurnished | No Pets Allowed | Some Wood Flooring | Central Location.

Description

Beautifully presented first floor two bedroom apartment located within the prestigious Van Alen Building. The property benefits from a south facing balcony with fantastic panoramic sea views, as well as having its own allocated underground parking space. The kitchen is good quality with plenty of wall and base units with granite worktops, integrated "Kuppersbusch" appliances including: fridge/freezer, dishwasher, oven, microwave, electric hob with extractor hood. There is a washing machine located in the bathroom. There is a modern breakfast bar, tiled flooring and recessed lights. The living room has wood flooring, stunning sea views and double sliding doors leading to the balcony. There are two double bedrooms at the rear of the property, the master having an en suite shower room and

small balcony and there is a further separate family shower room off the main hallway. This particular building also offers a bike and bin store.

Furnishing

Unfurnished



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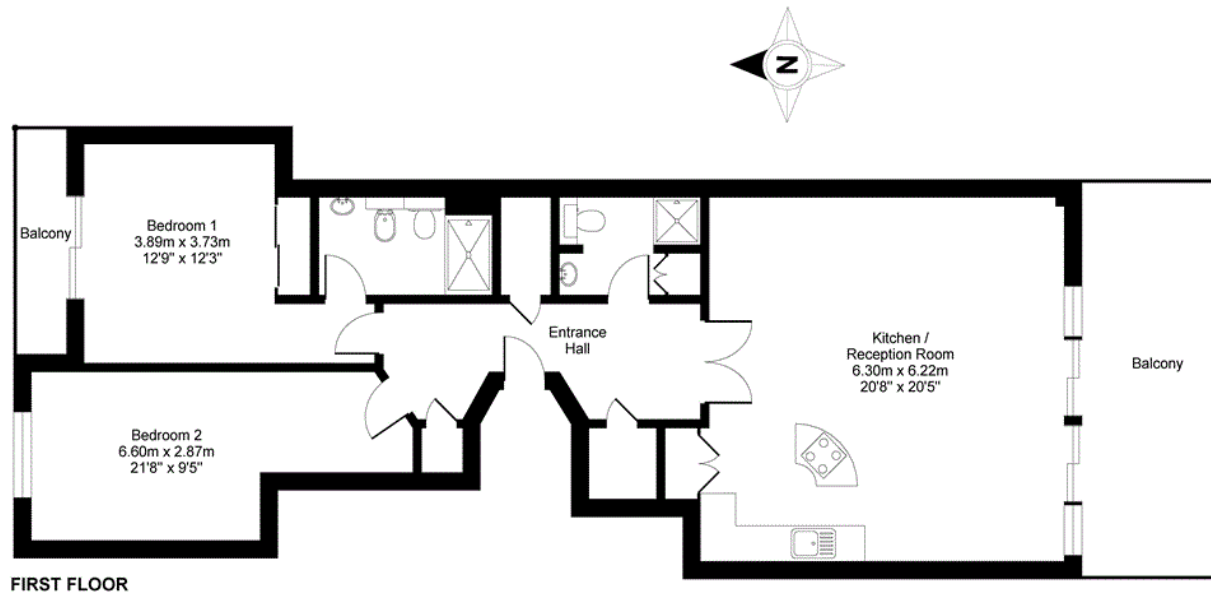
82 Church Road

Hove BN3 2EB

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Floorplan



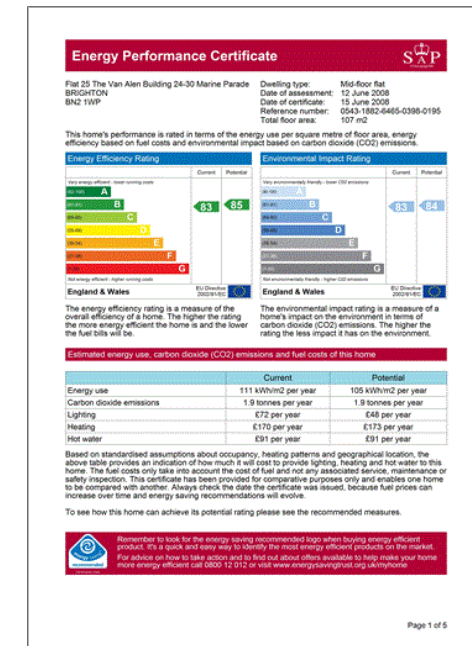
Marine Parade, Brighton, BN2

APPROX. GROSS INTERNAL FLOOR AREA 1038 SQ FT 96.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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