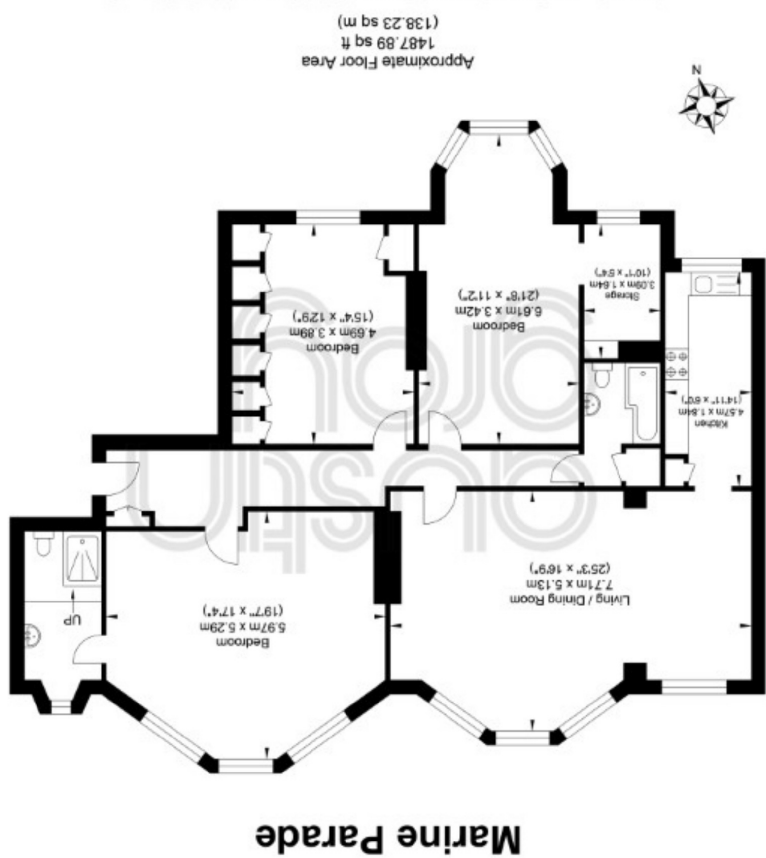




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**** Contact us for a Virtual Walk Through Viewing ****

A three bedroom, two bathroom, second floor apartment measuring 1487 sq ft / 138 sq m, in a stunning seafront Grade II listed building, that was formerly Clarges Hotel before being converted to stylish apartments. It was also the former home to the acclaimed Dora Bryan hence the commemorative blue plaque.

Offered for sale with no onward chain, un-allocated parking to the front and including a share of the freehold, internal viewing is strongly recommended by the owner's sole agents.



Marine Parade is situated directly opposite Brighton's seafront and is within a short walk of the bustling Kemptown village of Brighton and Hove. Shopping facilities can be found in nearby Upper St James Street and St Georges Road together with many bars, cafes and restaurants with Brighton Marina and seafront both easily accessible. The Marina is home to further shops, bars, restaurants and cinema/bowling complex. Bus services run close by providing access into the vibrant city centre.

Entry phone system allows access through to a communal entrance hall with its mosaic tiled floor with sweeping stairs and a communal lift rising to the second floor. Front door opens into a spacious entrance hall with its video entry phone, and radiators.

Sitting at the front of the flat enjoying uninterrupted views over Brighton beach and the sea through three sash windows with wooden shutters, radiators. Archway leads into a dining area with a further sash window to the front with radiator beneath, entry phone.

A well-equipped kitchen has a range of working services providing cupboard and drawer storage both above and below whilst a stainless steel sink sits beneath a window to the rear. Cupboard housing boiler. Four ring gas hob with extractor hood above and double fan assisted oven, integrated fridge/freezer, washing machine and dishwasher. Partially tiled walls and radiator.

There are three double bedrooms, the first is at the front of the flat enjoying uninterrupted views over Brighton beach and the sea and has three sash windows with wooden shutters, radiators. Door to en-suite wet room with a walk-in shower, low-level WC, wash basin with storage beneath, fitted medicine cabinet, sash window to the front with its views, radiator, tiled walls and floor.

At the rear of the flat are two double bedrooms, one is a spacious room with a sash bay window to the rear, radiators, access leads through to a dressing room with sash window to the rear, fitted shelving and rail, radiator.

A third bedroom is a spacious double with extensive fitted wardrobes to one wall providing hanging rails and shelving. Sash window and radiator.

Bathroom/WC has modern white suite with an enclosed shower bath, with fitted shower above, folding glass shower screen, low-level WC, sink with storage beneath, towel radiator, cupboard housing hot water tank, radiator, tiled walls and floor.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.