

Marine Parade
Brighton, BN2 1AD

£275,000

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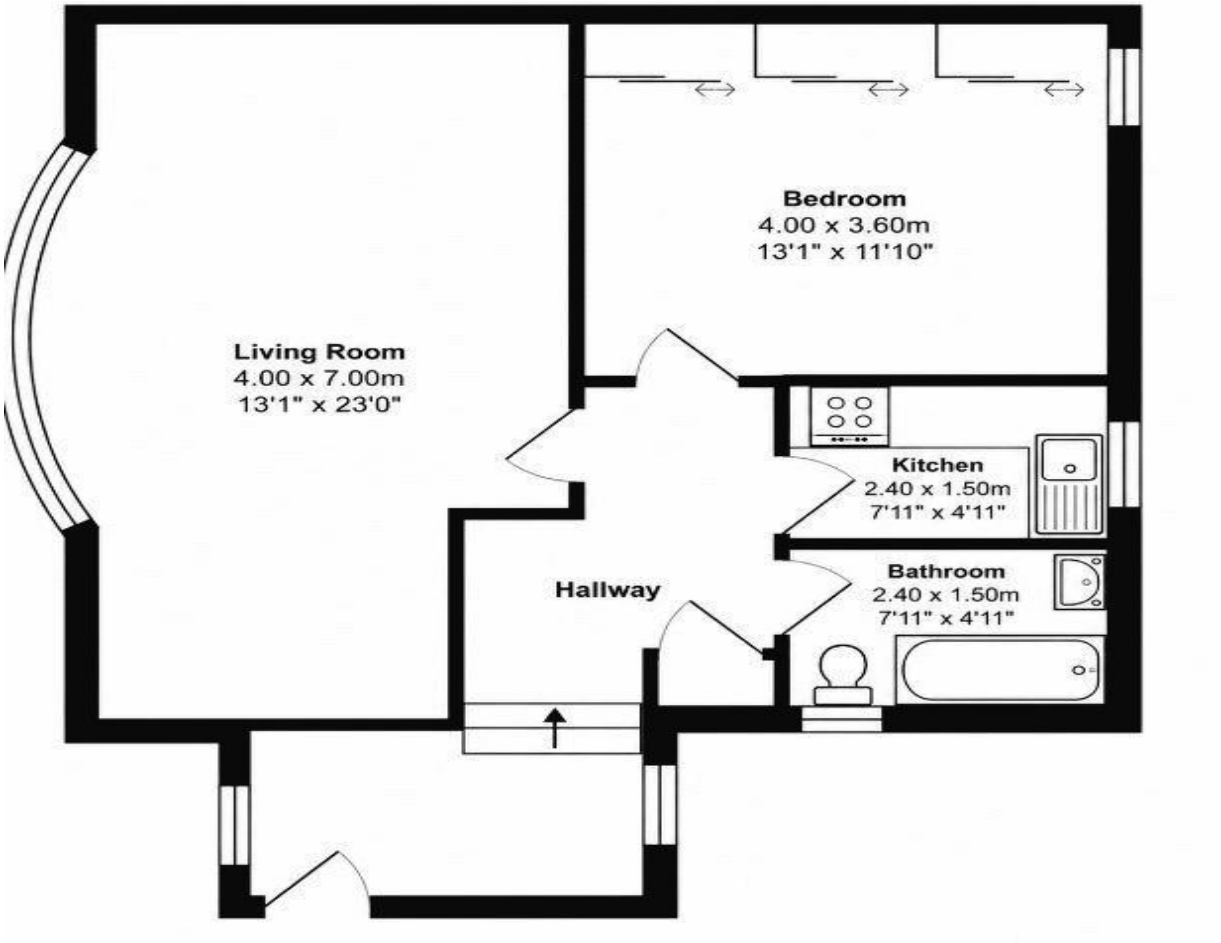


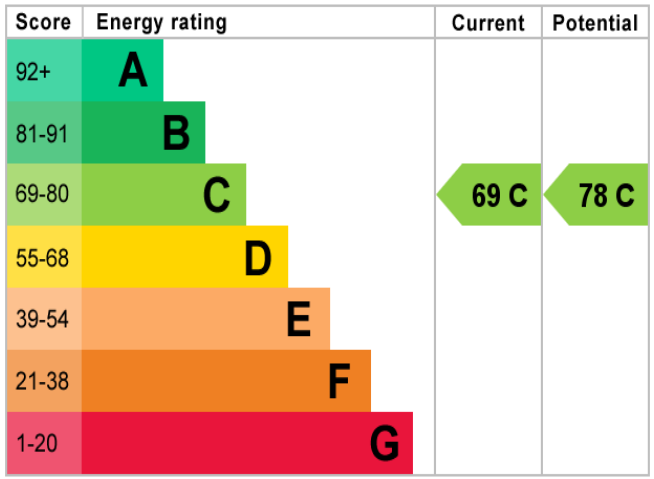
MAIN FEATURES:

- **Well Presented Third Floor Apartment**
- **Modern Fitted Kitchen**
- **Lounge/Diner with Feature Bay Window**
- **Good Size Double Bedroom & Bathroom/WC**
- **Highly Sought After Location**
- **Long Lease**
- **Landlords Only - Paying Tenant in Situ**

Situated in the highly sought-after Kemptown district of Brighton, this well-presented third-floor apartment offers an excellent investment opportunity with a paying tenant already in situ, making it ideal for landlords only. The accommodation comprises a modern fitted kitchen, a spacious lounge/dining room featuring an attractive bay window that fills the room with natural light, a good-sized double bedroom, and a contemporary bathroom/WC. The property is well maintained throughout and benefits from a long lease, providing peace of mind for investors.

Northumberland Court occupies a prime position on Marine Parade, just moments from Brighton's famous seafront and promenade. Residents enjoy easy access to an excellent selection of independent cafés, restaurants, bars and boutique shops, while the vibrant Brighton Marina is within easy reach, offering leisure facilities, a cinema, supermarkets and waterfront dining. Brighton city centre and the mainline railway station are also conveniently accessible, providing direct services to London and beyond. Combining a desirable coastal location with strong rental appeal, excellent local amenities and an established tenancy, this attractive apartment represents a fantastic opportunity to acquire a ready-made investment in one of Brighton's most desirable seaside locations.





This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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