



Apartment (EPC Rating:)

FLAT 5 VICTORIA MANSIONS, 76A MARINE PARADE, BRIGHTON, BN2 1AE

£1,450

**ASTON
VAUGHAN**
Sales and Lettings



1



1



1



1 Bedroom Apartment located in Brighton

*** IDEAL SEAFRONT LOCATION // EXTREMELY SPACIOUS 1 BED // NEWLY REDECORATED ***

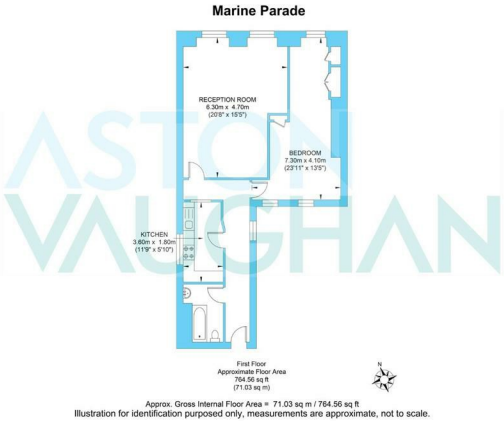
Aston Vaughan are delighted to bring to the market this newly redecorated 1 double bedroom apartment with high ceilings & big windows, located on the ever-popular seafront and easy walking distance to the heart of Kemptown village.

This apartment has been updated to a high standard to give tenants a light, warm and comfortable living experience. With high ceilings and big windows, this apartment gives a spacious feel throughout.

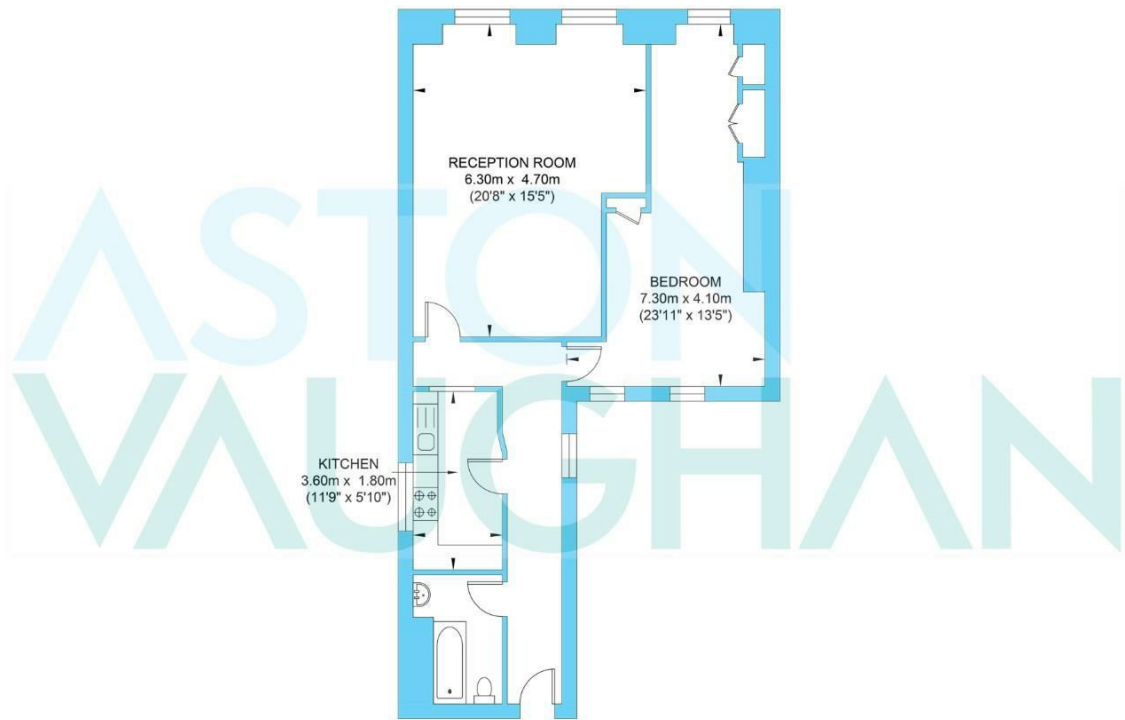
Although looking to the rear of the building, the property is flooded with light and overlooks charming green spaces, with no buildings nearby to invade your privacy!

The living room is more than large enough for separate living & dining spaces, whilst the principal bedroom offers plenty of space for all one could want in a bedroom.

In addition to being located on Brighton's Famous Seafront, just minutes from the new & vibrant Sea Lanes development, this apartment is close to the plethora of the shops, cafes, bars and restaurants Kemptown has to offer.



Marine Parade



First Floor
Approximate Floor Area
764.56 sq ft
(71.03 sq m)



Approx. Gross Internal Floor Area = 71.03 sq m / 764.56 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.