



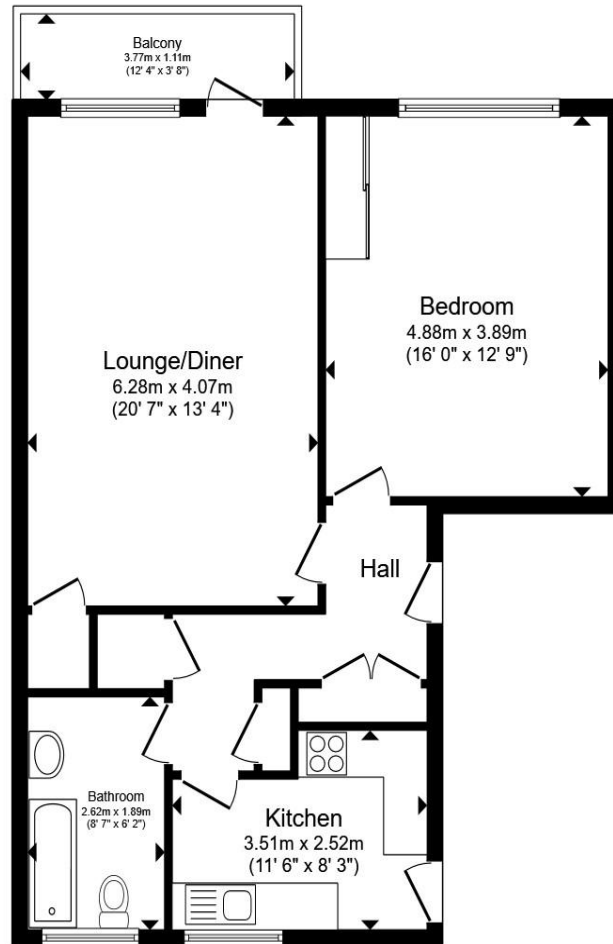
**Marine Gate, Brighton, BN2 5TQ**

**welcome to**

**Marine Gate, Brighton**

A well-proportioned one-bedroom apartment situated within the sought-after Marine Gate development, enjoying stunning elevated views across Brighton Marina, the coastline and out to sea. Ideally located for easy access to the seafront, marina and local amenities.





Total floor area 69.5 m<sup>2</sup> (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Positioned within the iconic Marine Gate development, this well-proportioned one-bedroom apartment offers breathtaking elevated views across Brighton Marina, the coastline and out to sea. The accommodation extends to approximately 69.5 sq. m. (748 sq. ft.) and is arranged to provide generous and well-balanced living space throughout. A spacious lounge/dining room (over 20 ft in length) forms the heart of the home, enjoying a light and airy feel and direct access onto a private balcony, perfectly placed to take in the far-reaching coastal and marina views. The separate kitchen is conveniently located off the hallway, offering workspace and storage potential. The property further benefits from a double bedroom with fitted storage, as well as a bathroom suite and additional hallway storage cupboards. The standout feature of this apartment is the private balcony, which provides impressive panoramic outlooks across both the sea and the South Downs, creating a truly unique vantage point. Marine Gate is ideally situated 1 mile to Brighton Marina, local amenities, coastal walks and transport links into Brighton city centre.

This property would make an ideal permanent residence, second home or investment opportunity, offering both space and exceptional views in a prestigious coastal setting.

welcome to

## Marine Gate, Brighton

- Sought-after Marine Gate development
- Stunning panoramic sea and marina views
- Private balcony
- Spacious 20ft lounge/diner
- Lift access

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5776.89

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KET108454 - 0002

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