



Young  
Henderson  
Mellor

Established 1877

ESTATE AGENTS  
SURVEYORS  
VALUERS

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SUPERB RAISED GROUND FLOOR FLAT  
WITH EXCELLENT SEA VIEWS

FLAT 5 45 MARINE PARADE BRIGHTON

Situated in an excellent seafront position between the Palace Pier and Brighton Marina. The comprehensive St James's Street shopping thoroughfare is close by, as are bus services to all parts of the town including Brighton Mainline Railway Station.

A superbly appointed RAISED GROUND FLOOR FLAT forming part of a large period house which is at present undergoing total exterior redecoration. The flat is newly decorated and has the benefits of a new fitted Kitchen and Bathroom, Gas Central Heating, fine original fireplaces and extensive sea views from the Lounge. The flat has its own street entrance in Rock Place.

\* ENTRANCE HALL \* CLOAKROOM \* LOUNGE \* KITCHEN \* BEDROOM \* BATHROOM \*

The accommodation comprises:

Fine original glass panelled door to:

SPACIOUS  
ENTRANCE HALL

Radiator. Power point. Central heating thermostat.

CLOAKROOM

Low level WC. Wash hand basin. Potterton wall mounted gas fired boiler supplying central heating and domestic hot water. Central heating time clock. Door to large storage cupboard.

LOUNGE

About 24' into bay x 18'. Floor to ceiling windows overlooking the sea and the Palace Pier. Fine original marble and cast iron fireplace. 2 double radiators. Ample power points. Wall light points.

KITCHEN

About 12'6" x 6'. Well fitted with single drainer double bowl stainless steel sink unit. Range of base units of cupboards and drawers with work surface over. Gas and electric cooker points. Ample power points. Part tiled walls. Picture opening to lounge.

BEDROOM

About 16' x 12'5". Fine original cast iron and tiled fireplace with decorative mirror over. Storage cupboard. Double radiator. Ample power points. Door to:

Continued.....

Messrs. Young Henderson & Mellor for themselves and for the vendors of this property whose agents they are, give notice that:-

- (1) These particulars do not constitute, nor constitute any part of, an offer or a contract.
- (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Young Henderson & Mellor or the vendor.
- (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

- (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (5) The vendor does not make or give, and neither Messrs. Young Henderson & Mellor nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



BATHROOM

Modern coloured suite comprising: Panelled bath with mixer tap and shower, pedestal wash hand basin with shaver point over, low level WC. Extractor fan. Inset ceiling lights. Linen cupboard housing insulated copper cylinder. Storage over. Radiator. Part tiled walls.

RATEABLE VALUE

£240

LEASE

New 99 year Lease

MAINTENANCE

One eighth of total outgoings

GROUND RENT

£50 pa

PRICE.....£47,000.....LEASEHOLD

VIEW by appointment wiht YOUNG HENDERSON MELLOR - SOLE AGENT

