



856-858 Brighton Pl  
Ocean City, NJ 08226

Asking \$2,820,000.00



#### COMMENTS

Exceptional Duplex for Sale on Brighton Place – Beach Block Gem Discover the perfect blend of investment potential and coastal living with this beautifully renovated duplex on Brighton Place. Ideally situated on one of Ocean City's widest streets, this beach block property features two separate units, each boasting 5 bedrooms and 2.5 baths, offering ample space and modern comforts. Property Highlights: Spacious and Updated: Each side of this duplex is equipped with new hardwood bamboo flooring, elegant granite countertops, and stainless steel appliances. Both units have been thoughtfully renovated, making them move-in ready and perfect for your next beachside retreat. Comfortable Living: Enjoy relaxing in style with rich leather couches and quality furnishings that create a cozy and inviting atmosphere. The thoughtful design ensures that every corner of the home reflects modern elegance and comfort. Parking and Storage: Each unit offers generous parking with space for up to 4 cars per side, plus an additional spot if needed. Both units also feature large storage facilities ideal for bikes, beach chairs, and umbrellas. Outdoor Amenities: Each unit includes its own private outdoor shower, adding to the convenience and enjoyment of beachside living. Flood-Free Assurance: Elevated construction ensures that the property has never experienced flooding, providing peace of mind. Versatile Investment: This duplex presents a rare opportunity for buyers. Live in one unit and rent out the other, or maximize your rental income by leasing both sides. The property at 856 Brighton Place generated \$73,000 in rental income in 2024, highlighting its strong investment potential. Prime Location: Located close to everything Ocean City has to offer, including beautiful beaches, local attractions, and amenities, this property is ideally positioned to offer both convenience and enjoyment. Don't Miss Out: Whether you're looking for a family retreat, an investment opportunity, or a combination of both, this duplex offers incredible value. Schedule your showing today and seize the chance to own this exceptional property where you can create lasting memories and enjoy the best of Ocean City living.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Beach Access	None	Dining Area	Forced Air
Boardwalk Access		Dining Room	Gas-Natural
Curbs		Eat In Kitchen	
Deck		Kitchen	
Ocean View		Laundry/Utility Rm	
Outside Shower		Living Room	
Porch		Pantry	
Shed		Storage Attic	
Sidewalks			

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

HotWater  
Electric

Water  
Public

Sewer  
Public Sewer



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

