



Flat 1, 77 Marine Parade
Brighton | Sussex | BN2 1AE

FLAT 1, 77 MARINE PARADE



EXCEPTIONALLY RESTORED AND REFURBISHED, GRADE II LISTED, GEORGIAN THREE BEDROOM DUPLEX APARTMENT ON BRIGHTON'S HISTORIC MARINE PARADE. BOASTING OVER 2,000 SQ FT, WITH A LARGE PRIVATE GARDEN AND TWO OFF-STREET PARKING SPACES.

This extraordinary home forms part of an imposing early 19th-century Grade II listed building, a residence that embodies both grandeur and warmth. A striking cast iron porch, which is supported by fluted colonnettes with decorative filigree detailing between is just a small flavour of the splendour within. Entering on the ground floor, one immediately senses the character of a true jewel-box apartment: rich in colour, history and light. The current owners have worked a deliciously rich palette combining elegance, glamour and a sense of well-being throughout. The joyfully decorated hallway flows into a family-oriented kitchen and dining area, the natural heart of the home. Here, bespoke cabinetry in white and royal blue, with integrated double ovens, appliances and crisp stone worktops, combine with an induction hob to deliver modern practicality. Yet the setting remains steeped in heritage, ornate cornicing, soaring ceilings and tall windows frame views of the private garden, a Cole and Son wallpapered feature wall frames the fireplace and creates a backdrop where everyday meals and family gatherings can be enjoyed.

At the front of the property, the 20' x18' reception room commands uninterrupted sea views. This large space is both dramatic and welcoming, where late Georgian refinement has been imaginatively reinterpreted. An opulent wallpaper palette, a gold-accented ceiling rose and a cream cast-iron wood burner set within a striking marble surround all provide grandeur, while still inviting moments of family relaxation or lively entertaining. A convenient and fun wall papered cloakroom completes this floor.

The lower level offers three generously proportioned double bedrooms, a private retreat for each family member or guest. Two face the front, with the larger distinguished by a cast-iron fireplace inset with lily-patterned tiles, a serene focal point that adds character and charm. The principal suite, overlooking the garden, is conceived as a sanctuary: a spacious bedroom with a luxurious ensuite walk-in shower, complemented by a bespoke dressing room that flows into a substantial, powered storage space; ideal for bulky possessions, or versatile enough to serve as a discreet home office. Additional hallway storage ensures every aspect of the home supports clutter-free living.

From the kitchen, doors open to the large garden, a private oasis and a rare find for this location. Carefully designed with both patio and lawned areas, it provides an enchanting setting for family life: children playing, al fresco dining, or simply a quiet retreat with a book. A clever lower patio draws natural light down into the bedrooms while maintaining privacy in the upper garden. To the front of the property, two private parking spaces offer the practical reassurance of convenience.

Situated within the East Cliff conservation area, Marine Parade forms a distinguished part of Kemp Town's celebrated seafront, directly opposite the beach.

The location offers unrivalled access to amenities, with the independent shops, bars, and cafés of St George's Road, Eastern Road and Brighton Marina all within walking distance. Sea Lanes, Brighton's popular open-water swimming destination, is moments away, while central Brighton remains easily accessible.

Brighton Station is just over a mile away, offering fast mainline links to London and beyond, with regular bus services connecting the city and the South Downs, including Devil's Dyke.

Nearby schools include Brighton College, St John the Baptist Catholic School, Queen's Park Primary School, and Royal Spa Nursery School.

Marine Parade is located in on street parking zone H.



































EPC rating - C

Council Tax - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

On street parking zone H

TENURE & OUTGOINGS

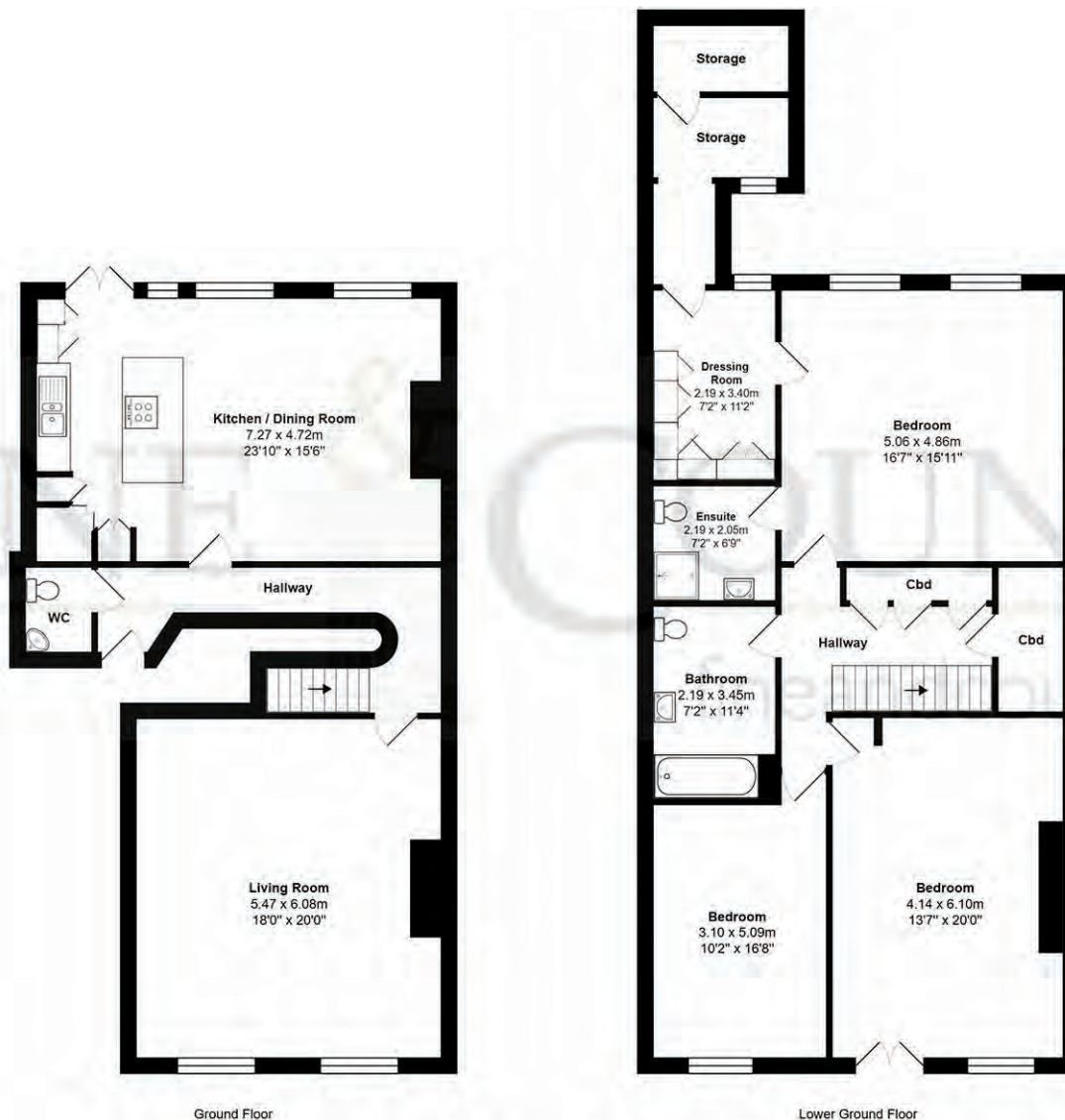
Tenure: Leasehold

Unexpired term on lease – 950 years

Service Charge - £3,200

Ground Rent - £0

This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 190.4 m² ... 2049 ft²

All measurements are approximate and for display purposes only.

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Flats 1&2

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