



2 Marine Terrace Mews, Brighton, BN2 1AR

£800,000 Freehold

Nestled within the charming Marine Terrace Mews is this STYLISH 3 double bedroom town house in the sought after Kemptown area of Brighton, close to the seafront, town centre & a selection of independent shops, cafes & restaurants. The highlights of this property include; the PRIVATE PATIO GARDEN with access to a further communal garden, the MODERN kitchen, EN-SUITE shower room, SPACIOUS reception room with high ceilings, a garage & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Front door to:

Entrance Vestibule

Radiator, recessed spotlights, wood effect flooring, double doors to:

Hallway

Continuation of wood effect flooring, recessed spotlights, radiator with cover over, stairs rising to first floor with stair lift, wall mounted heating thermostat, 2 x built in storage cupboards, doors to all rooms.

Cloakroom

WC, pedestal wash hand basin, radiator, ceiling mounted extractor fan, recessed spotlights, part tiled walls, wood effect flooring.

Lounge/Dining Room

2 x radiators, 2 x French doors to rear patio garden, wood effect flooring.

Kitchen

Range of wall, base & drawer units with work surfaces over, inset 1.5 bowl sink unit with inset drainer & mixer tap, 2 x integrated dishwashers, integrated eye level oven, integrated eye level microwave, inset 'BOSCH' hob with cooker hood above, space for fridge/freezer, part tiled walls, tiled floor, wall mounted panel heater, recessed spotlights, window to front.

First Floor Landing

Velux window, hatch to loft space, built in cupboard housing hot water cylinder & space & plumbing for washing machine, doors to all rooms.

Bedroom

Window to front, radiator, recessed spotlights.

Bedroom

Window to rear, Velux window, radiator, recessed spotlights, door to:

En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, walk in shower cubicle with wall mounted rainfall style shower head & hand held shower attachment, glass shower screen, wall mounted extractor fan, fully tiled walls, tiled floor, recessed spotlights, heated towel rail, window to rear with frosted glass.

Bathroom

WC, wash hand basin with vanity storage below, panelled bath with wall mounted shower attachment over, glass shower screen, radiator, recessed spotlights, fully tiled walls & floor.

Bedroom

Window to front, radiator, recessed spotlights, built in cupboard with hanging rail.

Outside

Rear Patio Garden

Patio seating area enclosed by mature hedging, ornate gate to communal garden.

Garage

Housing the utility meters, secured by a remote controlled roller door.

Total approx floor area

133.8 sq.m. (1441 sq.ft.)

Parking zone C

Council tax band E

V2

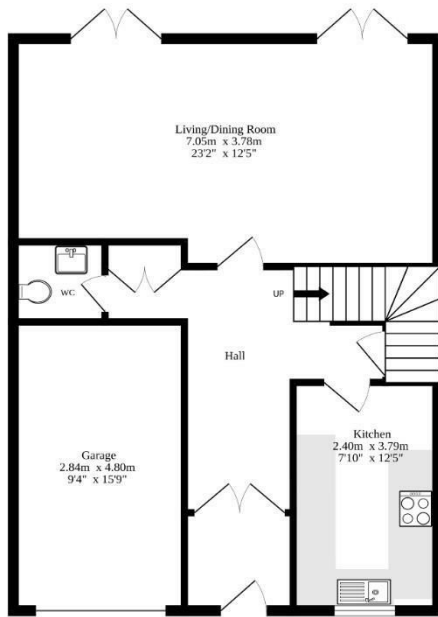
What the owner says:

"I've absolutely loved spending time at this terraced house in Brighton. Just a couple of minutes from the seafront and close to the vibrant streets of the city, it's in such a brilliant location. The neighbourhood has a really friendly, welcoming feel with a strong sense of community that makes it easy to feel at home. The availability of a garage along with a parking spot right in front of the house takes away the usual stress of finding a space, especially when visitors come by. Inside, the bright and spacious rooms with high ceilings give the home a lovely sense of openness and a touch of luxury. One of the most unique features is the exclusive access to a large communal garden, a rare find in this area. It's a peaceful, green space that feels like a quiet retreat in the heart of the city. I only wish I'd had more time to enjoy everything this home has to offer, but with work keeping me in London, I wasn't able to spend as much time here as I would have liked."

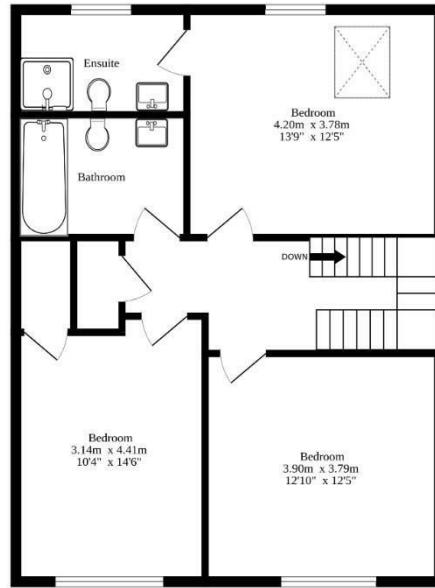




Ground Floor
67.0 sq.m. (721 sq.ft.) approx.



1st Floor
66.9 sq.m. (720 sq.ft.) approx.



Marine Terrace Mews

TOTAL FLOOR AREA: 133.8 sq.m. (1441 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax 6/2025

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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