

Marine Parade

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Marine Parade Brighton

£1,600,000

4

BEDROOM

3

RECEPTION

1

BATHROOM

About the property

£1,600,000-£1,800,000

5-Bedroom, 3 reception room Period Home in Iconic Kemptown

Uniquely positioned directly on the grand esplanade of Marine Parade, this 4-story period home offers an unmatched combination of historic charm and modern potential. Boasting spacious, light-filled interiors and breathtaking sea views and an enviably large South facing garden.

The ground floor has an inviting entrance hall with a central staircase and reception to the front, with its dual aspect and sea views, a door opening onto steps leading to the expansive south-facing garden. At the rear, the kitchen awaits personalization, with views over the rear courtyard.

The first and second floors host four generously proportioned double bedrooms, all bright and welcoming. The front-facing rooms span the width of the house and offer breathtaking sea views, while the rear bedrooms enjoy tranquil outlooks.

The lower floor provides flexible space, accessible via both an internal staircase and a separate rear entrance. An ideal space for creating a self-contained one-bedroom apartment.

Outside, the property includes a garage with power and water supply, suitable for installing an electric vehicle charger along with a car hardstanding. A detached two-story studio, with skylights offers a versatile space.

Situated in the highly sought after Kemptown Village a vibrant community known for its independent shops, cafés, and weekly farmers' market, as well as its proximity to Queen's Park, Brighton Marina, and the South Downs National Park. Recent and ongoing improvements to the seafront lido, yoga center, sauna, volleyball courts, playground, and beach bars, enhancing the al fresco lifestyle that the area is famous for. The property also benefits from excellent transport links into the city and easy access to the A23/27.

This rare gem of a property is a remarkable find, offering historic charm, modern potential, and a truly exceptional lifestyle in the heart of Brighton's most desirable area.

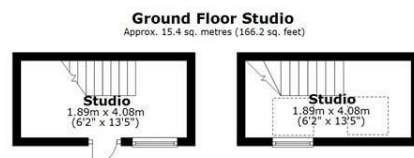
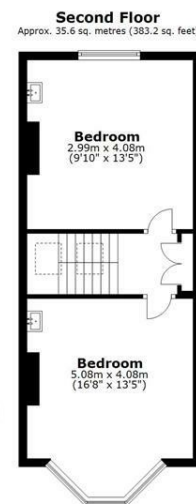
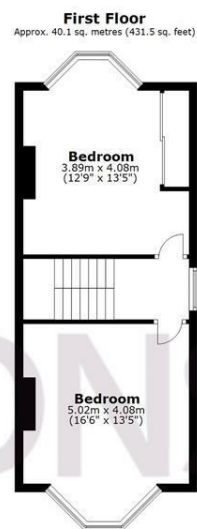
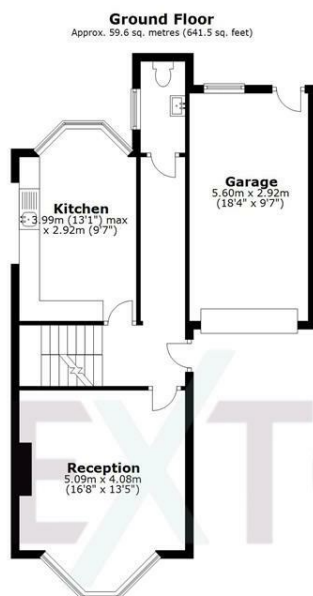
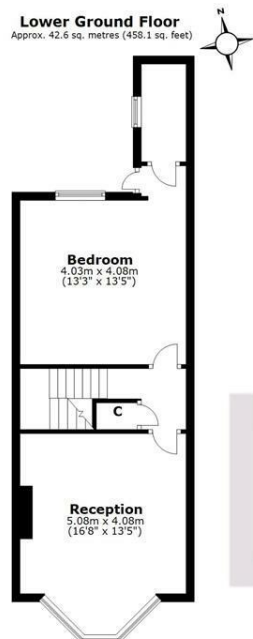








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 193.3 sq. metres (2080.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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