

# Marine Square

## Brighton

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# Marine Square Brighton

£300,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £300,000 - £350,000

Perfectly positioned just moments from the seafront on the elegant Marine Square, this peaceful two double bedroom flat offers spacious and versatile living within a beautiful Regency setting.

Accessed via a private entrance, the home opens into a welcoming open-plan reception and kitchen area. South-facing sash windows allow natural light to pour in, while plantation shutters and column radiators enhance the property's period charm and refined décor. The kitchen is modern and well-appointed, designed to blend style and practicality.

Two generously sized double bedrooms are set back from the main living space, leading off a wide hallway that provides a sense of seclusion and calm. A spacious contemporary bathroom serves the flat, and a handy storage cupboard is found in the entrance vestibule.

Marine Square is a prime example of Regency architecture, centred around beautifully maintained residents' gardens with sea views. Ideally located directly on the seafront, the flat is moments from the vibrant stretch of Madeira Drive, home to Sea Lanes, Beach Box Sauna, yoga studios, beach volleyball, and a variety of popular cafés and bars. The newly opened Reading Room café is also close by.

Kempton Village—with its eclectic mix of independent shops, restaurants, and everyday conveniences—is just a short stroll away.

A characterful and serene seaside home in one of Brighton's most iconic squares.







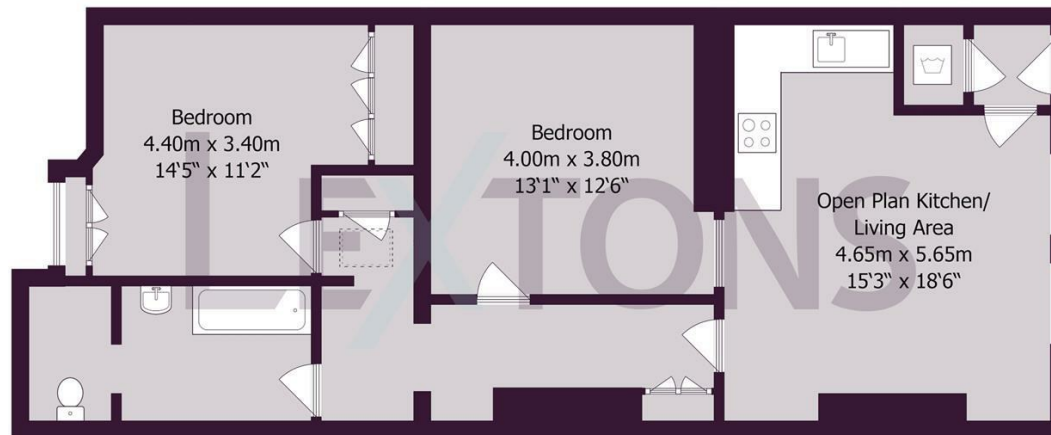








SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross internal floor area 78.5 sq m/ 845 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Property Photography UK for Lextons. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk