



Marine Gardens , Brighton BN2

**ASTON
VAUGHAN**
Sales and Lettings

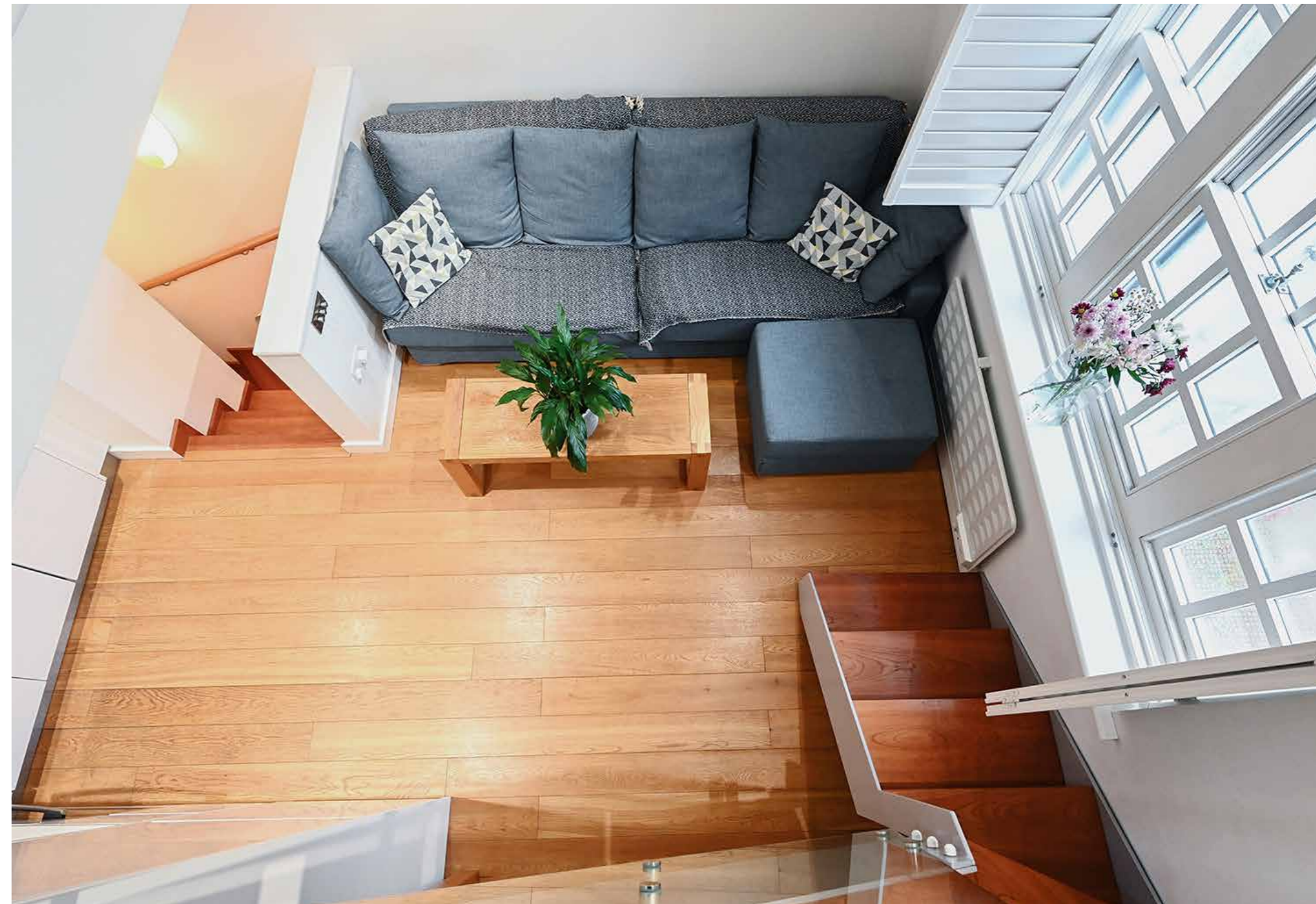
INTRODUCING

Marine Gardens, BN2

2 Bedrooms | 2 Bathrooms | 1 Living Room |
630 Sq Ft | Kemp Town Area

Chain free and good to go as a 2 bed, luxury home, air B&B or rental, this beautifully refurbished historic house 10-15 minutes from Brighton Station's direct trains to Gatwick & London has the sea at the end of the quiet lane and al fresco lifestyle of Kemp Town at the other. Design -led, this social retreat delivers 59m² (630 sq. ft.) of beautiful rooms with stylish oak flooring in the main rooms and custom made colonial shutters. Offering a fabulous lifestyle, the vaulted, open plan living room at the top of the house has a mezzanine home office with skylights above it, and both double bedrooms are private for sharers on different levels, each next to chic bathrooms. In an exclusive one way lane once home to Dame Flora Robson, this fashionable location has the County Hospital, Amex and good schools – including Brighton College - within a 10 min walk and the Royal Pavilion, surrounded by the vibrant Lanes and arts venues are 7 mins by cab or a relaxing 20 min seafront stroll.

- Luxury, refurbished historic house
- 2 double bedrooms, 2 bathrooms, open plan living/dining/kitchen, mezzanine study
- Stone's throw from the sea and new Lido
- Fashionable Kemp Town Village
- Brighton Station about 15 mins by bus, 7 by cab
- Walking distance from major employers
- Plentiful permit parking no list
- Chain free





This characterful lane with the beach at one end friendly amenities including one of Brighton's oldest brew pubs at the other, is sought after. Outside, the house has ample period charm whilst inside, this skilled refurbishment has created a fabulous contemporary house with underfloor heating, timber energy efficient windows, custom made colonial shutters, and a high end finish.

With an impressive amount of storage on the ground floor, the first double bedroom is freed up, so you only need a bed in it and next door, the wet room style shower is right on trend. Upstairs, the second bedroom stretches 3.6m x 2.7m (11'11" x 8'9") across the whole of the front of the building and by it, a stylish bathroom has a shower above the contemporary bath.



Beneath a vaulted ceiling, the high spec kitchen/diner invites company and has a choice of lighting levels for parties. Sleek units have Silestone surfaces and integrated appliances include a gas hob and electric oven beneath a hood. 4.3m x 3.6m (14'3 x 3.6) delivers plenty of space to share, and a unique staircase rises to a spacious mezzanine for work or play.

"The location has easy access to almost 24hr transport links to the stations and airports, and the beach, restaurants and art venues of the city are all on the doorstep."



LOCATION GUIDE

Good to Know

Upper St James's Street 1 min walk, Lanes and Marina 10 mins walk, 5 by cab

Brighton train station about 15 minutes by bus

Seafront 1 min walk, Queen's Park 5

Walking distance from major employers

Buses along the seafront, Upper St James's Street and Eastern Road

Education

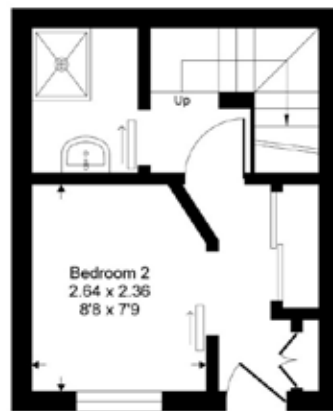
Primary: St Luke's Primary, Queen's Park

Secondary: Varndean High School, Dorothy Stringer

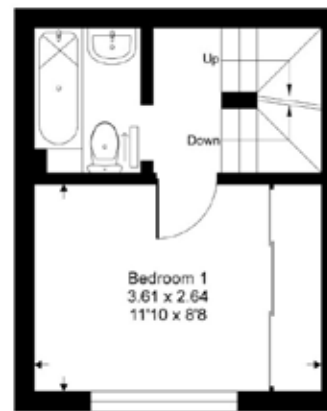
6th Form: Varndean 6th form College, BHASVIC, BIMM

Private schools: Brighton College, Brighton Waldorf, Brighton Girls, Roedean

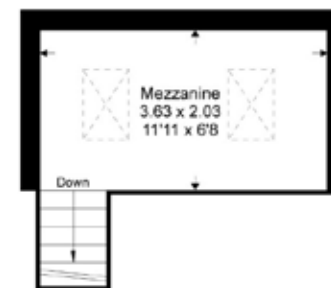
Kemptown has a great atmosphere with cafés, shops, restaurants, farmer's market and other local amenities like a Co-Op and pharmacy, and it is bordered by the sea with beach cafes, bars and a new Lido. Within a 15-20 minute walk of the cultural heart of the city it is convenient for the hospital, Amex and legal quarter as well as the universities. Parks with sports facilities and friendly communities are nearby, public gardens provide cool green spaces and hold arts events in the numerous city festivals, and both the marina and the National Park are easy to get to. Ideal if you need regular access to Gatwick and London, the main station at Brighton is quick to reach and if you need a car, parking permit zone C has no waiting list.



Ground Floor



First Floor



Third Floor



Second Floor