

LEASEHOLD



Apartment (EPC Rating: C)

# FLAT 5, 128 MARINE PARADE, BRIGHTON, BN2 1DE

Guide Price

# £550,000

**ASTON  
VAUGHAN**  
Sales and Lettings



# 3 Bedroom Apartment located in Brighton

\* Guide Price £550,000 - £600,000 \*

With use of a gated, south facing garden for residents and Grade II listed, this glamorous, three bed top penthouse apartment in the prime south facing wing of a Regency seafront square has it all - glorious proportions, uninterrupted sea views from the open plan reception and the al fresco lifestyle – and seaside Lido- of fashionable Kempdown Village a stroll. Spread over two storeys, 120.3m<sup>2</sup> (1295 sq. ft.) of stunning, sun-lit rooms have no one above them and offer versatile options – and designer finish- with the County Hospital and Brighton College a 5-7 minute walk and direct trains to Gatwick and London 5-8 mins by cab. Ideal as home, for holidays or luxury rental, this stylish retreat has an elegant, open plan living room with a streamlined kitchen and handsome fireplace for contemporary entertaining, and the generous single bedroom cross the hall is used as a home office which becomes a media room at the weekends. Both double rooms are quiet and comfortable, the principal en-suite, and the family bathroom has touches of luxury. At the top, a utility area by a big, bright and fully fitted attic room and large under eave store complete this special home which also has use of a small, but south facing communal garden at the front.

## Introduction:

Opposite the beach, this stately, historic building radiates charm. With Corinthian columns and intricate, wrought iron porch adorning the listed frontage, inside the grand, secure entrance continues to impress with fine Regency detail. The integrity of the building has been carefully retained with only one apartment on each floor and a grand staircase sweeps you up to this inviting apartment on the prime south side of this substantial building.

Opening to a private staircase decorated by Emma Shipley wallpaper, an inviting central hall at the top has plenty of space and deep under stair storage. Ahead, the open plan living room is a classic beauty where triple windows to the south bring in the glory of the sea whilst a broad window in the west wall frames the glittering Pier and inspiring sunsets over the bay of Worthing. Original floorboards have been stripped back to their historic blonde and paired with white walls to keep the focus on those picture perfect views and there's a handsome fireplace to enjoy.

Tucked behind a sociable island, the stylish kitchen doesn't dominate the whole space. A classic black and white with painted units and dark granite surfaces it's well planned and good to go with a 5 ring gas hob and Bosch oven beneath a hood as well as a fridge, freezer and dishwasher all integrated for you.

Across the hall, the generous single bedroom of 2.96 x 1.98m (9'9 x 6'6) is used as a home office with a fitted desk and at weekends it becomes a fabulous media room with a custom made sofa/bed in situ and black out blind over the window - and the vendors are willing to discuss the high end Epson 3LCD system and Sapphire screen! Central to this level, a spacious bathroom is a designers dream with a high end Lusso Stone dual head shower over the bath and copper tap above the sleek hand basin.

Peaceful at the back of the property, the second bedroom is a restful double with open views across lower rooftops to Kempdown, fitted wardrobes and plenty of floorspace even with a double bed in it. Also completely private looking over the low, historic mews behind, the principal bedroom is

ready for your move with space, grace and calm decoration, and a chic en suite shower room has a VIP finish which includes chic copper fittings on the dual head shower and resin hand basin.

Up below a skylight, a staircase is lined with ingenious storage and at the top, the landing has two under eave storerooms and plumbing for utility machines. Tucked away behind walls of opaque glass, a giant step – or two little ladders - give access to an airy attic room with a Velux in the south roofline and two more large walk in cupboards. Quiet but convenient, this area is known for its relaxed vibe and friendly community based around the al fresco lifestyle of the Village which hosts the County Hospital and Brighton College. Bordered by beaches with beach bars, volleyball courts, wellness centre and a new Lido, and it has cafés, bistro bars, restaurants and a farmer's market as well as useful amenities – which open early and close late. Well served for green spaces, the sports facilities, playground and cafes of Queen's Park and East Brighton Park (which leads to open downland) are nearby and are full of locals running, walking their dogs or enjoying their family, so it is easy to meet people if you are new to the city. For downtime, the cultural heart of the city with its vibrant, historical Lanes and the cosmopolitan Marina are easy to reach on foot, by bus or cab. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15-20 minutes by bus or a 25-30 minute scenic stroll past boutiques, bars and restaurants.

## Vendor Comments:

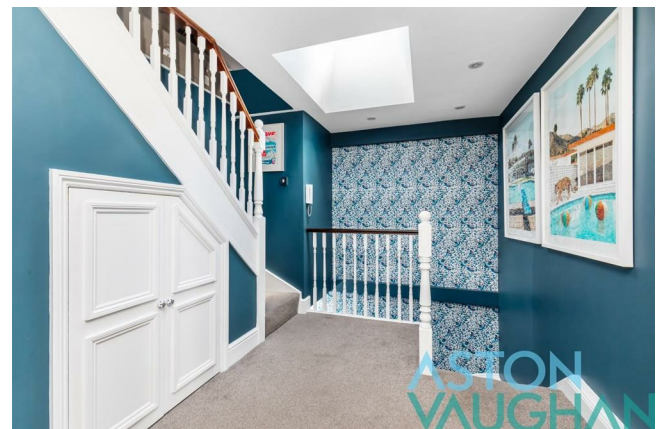
"We have loved this sunny apartment of our dreams, which as well as being the perfect place to entertain friends has also been a happy and comfortable family home with a gated garden for a kick about, crescent grounds for a family bbq and the beach opposite for picnics and our almost daily swim in the sea. You can follow the sun from its rise to its setting from the living room and the views over open water are beautiful beneath sunny skies or storms. 10-15 minutes' walk from the city centre or Marina along the seafront



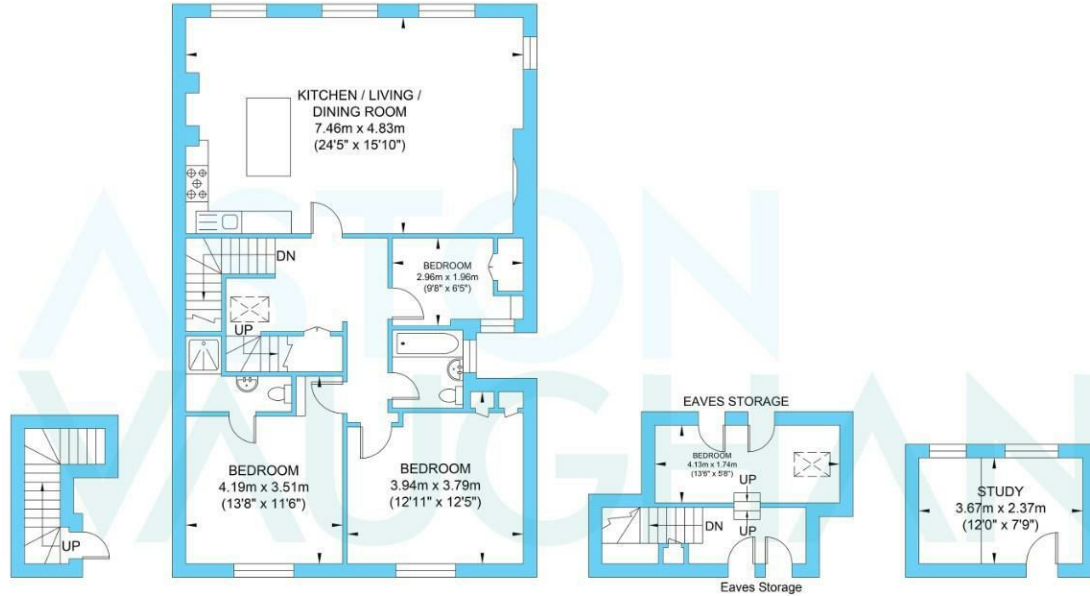
promenade, there are also plenty of local cafés, bars and restaurants to choose from and a weekly farmers market, butchers and grocers provide fresh local produce for everyday meals.”

**Good to Know:**

Beach is opposite with beach bars and new lido.  
Kempton Village shops, cafés and bars 1 min walk, The Lanes 15 mins walk, 5 by cab  
Brighton 10 -15 by bus  
Queen's Parks tennis courts, pond & playground about 5 to walk, East Brighton Park 3 mins drive same zone leads to Downs  
Marina 10 mins walk  
Education:  
St Luke's Primary (outstanding), Queen's Park (good)  
Varndean High or Dorothy Stringer  
Varndean 6th form College, BIMM, MET, BHASVIC  
Private Schools include Brighton College, Brighton Waldorf, Roedean



# Marine Parade



Third Floor  
Approximate Floor Area  
36.38 sq ft  
(3.38 sq m)

Fourth Floor  
Approximate Floor Area  
968.75 sq ft  
(90.0 sq m)

Fifth Floor  
Approximate Floor Area  
142.83 sq ft  
(13.27 sq m)

Half Landing  
Approximate Floor Area  
93.64 sq ft  
(8.70 sq m)



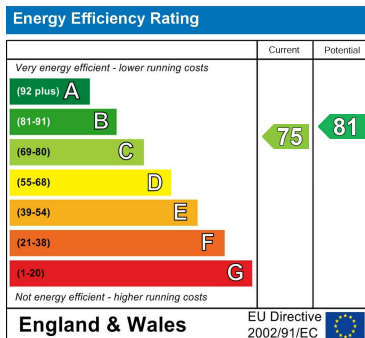
Approximate Gross Internal Area = 115.35 sq m / 1241.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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