



Marine Parade, Brighton, BN2

£1,100,000 - £1,200,000

**ASTON  
VAUGHAN**  
EXQUISITE

ROKESLEY HOUSE  
122

## INTRODUCING

# Marine Parade, Brighton, BN2

3 Bedrooms | 3 Reception Rooms | Indoor Heated Pool  
2284 Sq Ft | Exceptionally Large Private Rear Garden  
Share of Freehold | Sauna and Garden Home Office

Discover a standout opportunity with this exceptional three-bedroom apartment, featuring a uniquely expansive, sunlit landscaped garden and an impressive 32'8" x 20'2" indoor pool room complete with a sauna. Situated on the ground floor of a distinguished Grade II listed Regency building, this property is ideally located opposite the beach and near the vibrant café culture of Kemptown Village. Once home to the illustrious Clarges Hotel, owned by renowned actress Dora Bryan, this beautiful Regency building offers a serene and private retreat with unparalleled security.





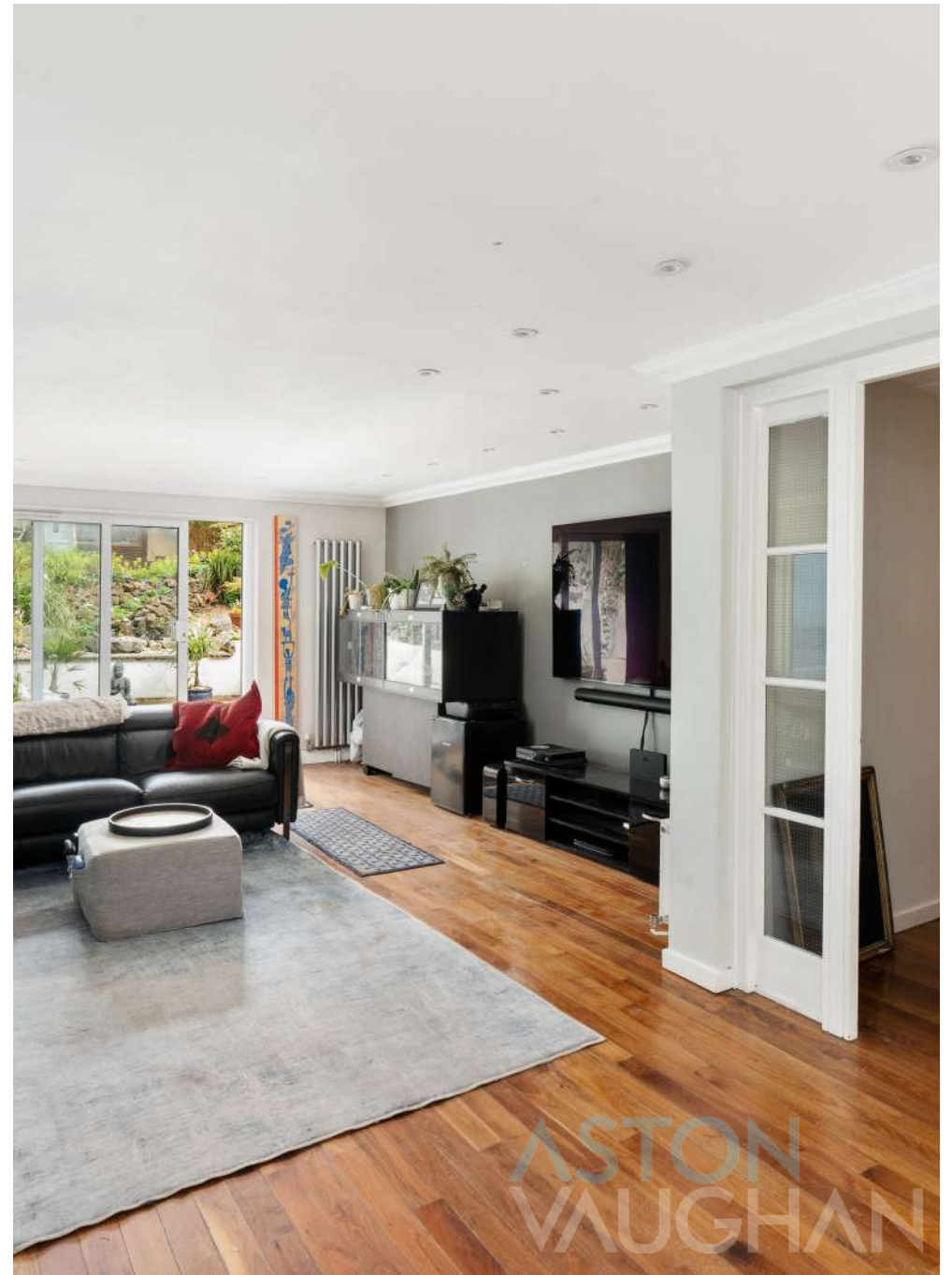
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### The kitchen and dining area

The kitchen features Brazilian stone with underfloor heating, a skylight overhead, and unique pebbled walls that evoke the nearby beach. Expertly designed for entertaining, it includes twin fan ovens beneath a five-ring gas hob and space for an American-style fridge freezer. Granite surfaces glisten under ambient lighting, extending into a broad shelf that connects to an atmospheric dining area. French doors open to a light well with a water feature, enhancing the overall ambiance.

### The heated pool

Beneath a vaulted roof with skylights, the luxurious pool is fully heated for year-round enjoyment. A shower by the steps and a changing room featuring a fabulous sauna add to the convenience. Perfect for family gatherings and celebrations, one wall is wired for sound and was used by Dora Bryan to screen movies. Three tall glass panels adjoining the living room provide a clear view of swimmers enjoying the water.





### The living room and garden

Quiet, calm and welcoming, the spacious living room has walnut floor, high ceilings and ample space. Beautifully inviting, the large windows of the far wall brings the outside in and sliding doors create an easy, sociable flow between the two.

One of the largest gardens in the terrace, its length and style not only makes the garden secluded, but also ensures privacy inside. Imaginatively landscaped, a lit, decked area's by the apartment for dining. Central stairs rise to a relaxed level with a pond and waterfall by a space for bbq's beneath a pergola. There's a child friendly lawn scented by fruit trees, and at the far end, the home office has power and internet connections.



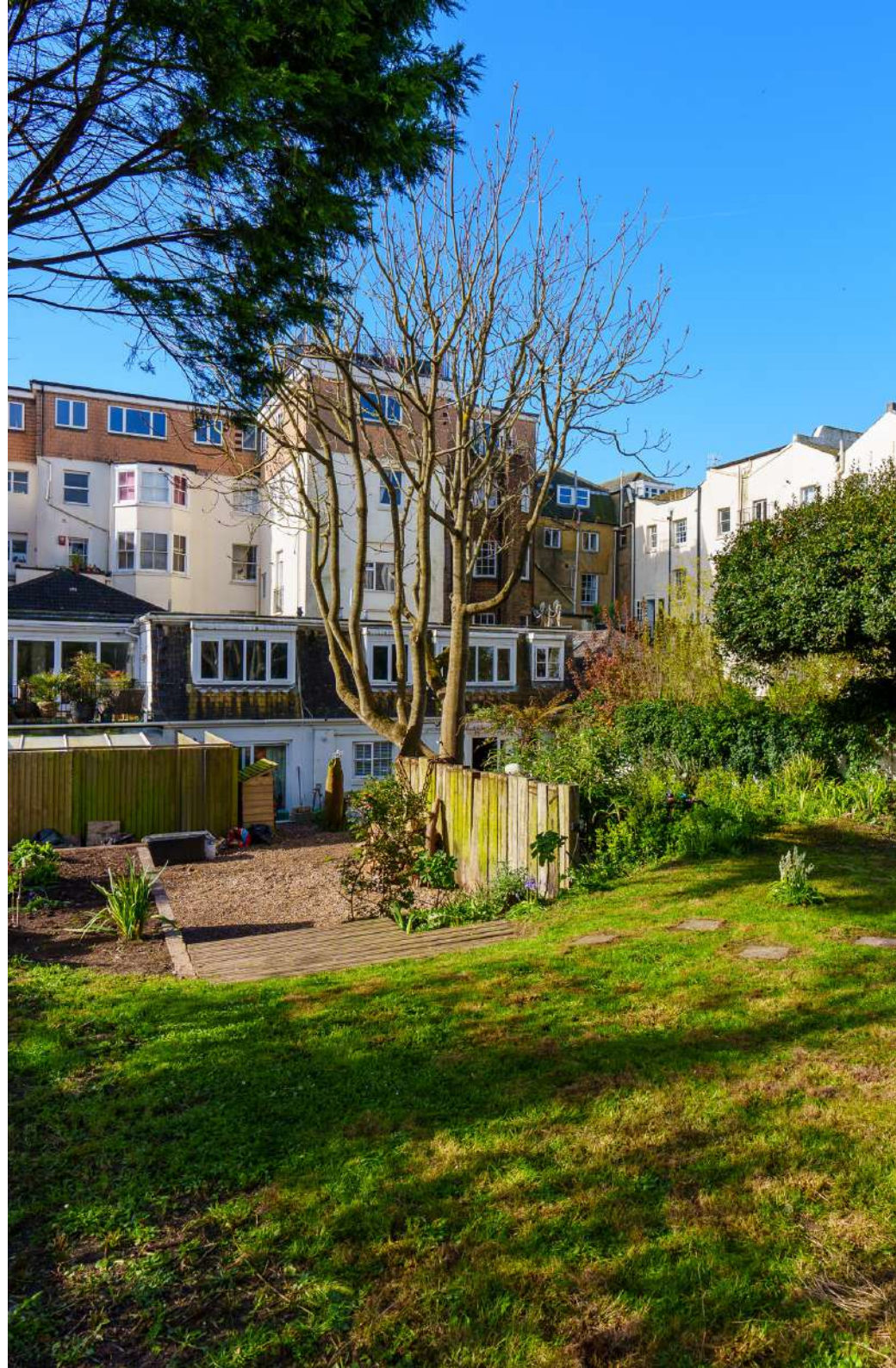
### Two bedrooms, bathroom and master suite

The bedrooms are discreet, leading off a private L shaped inner hallway which visitors don't need to disturb as there's a cloakroom in the entrance hall. Looking over a light well, the first of the double bedrooms is restful and the second, single bedroom with garden views would be a tranquil nursery, study or dressing room. Next door, the spa-like bathroom clearly has luxury in mind and has underfloor heating.

All about relaxing, the master bedroom opens to the fragrant garden and breakfast terrace. Peaceful and private, you'll sleep well in this comfortable room which has a chic en suite shower room lined in natural stone.













## LOCATION GUIDE

### Good to Know

Shops: Kemp Town Village 2 minutes, The Lanes 15 to walk

Train Station: Brighton mainline about 15 minutes by bus

Seafront or park: Seafront is opposite, Queen's Park a 10 minute walk

### Education

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

Private: Brighton College, Roedean, Lancing

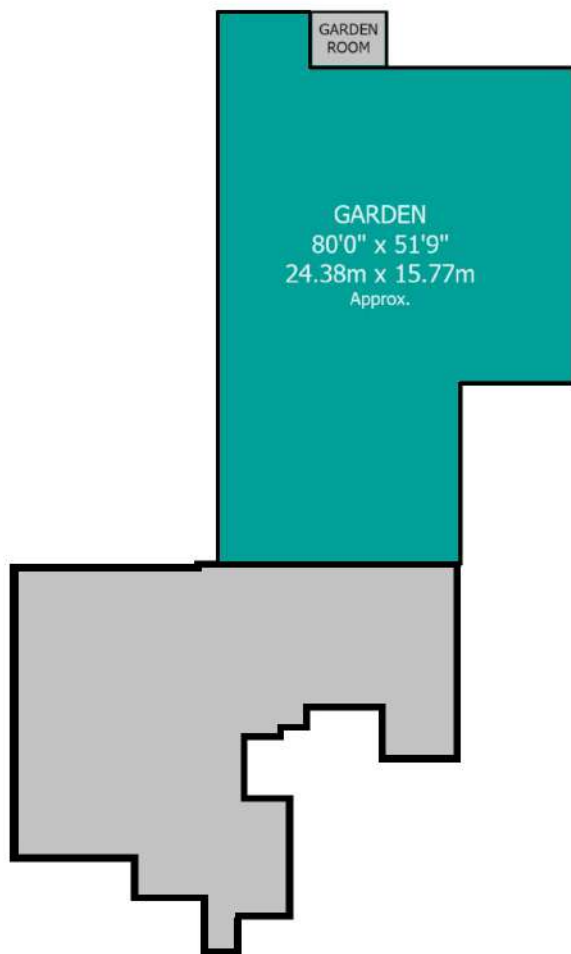
### Location Guide

Opposite the beach, Kemptown Village is on the doorstep with a bohemian atmosphere and independent cafés, restaurants and shops which include a butcher, deli, bookstore and grocers as well as a chemist and post office. The cultural heart of the city is within walking distance, and the bustling centre and harbourside amenities of the Marina are both easy to reach. Close to good schools including award winning Brighton College, you're near Queen's Park with a playground, pond and café. Ideal for professionals, Kemptown hosts the law courts and hospital and for those who need to travel, the mainline station with its fast links to Gatwick (25mins) and London (55mins) is nearby and access to the M23's swift.



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APPROXIMATE GROSS INTERNAL AREA = 212.2 SQ.M. / 2284 SQ.FT.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

SITE PLAN