



Marine Parade, Brighton, BN2

£1,000,000 - £1,100,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Marine Parade, Brighton, BN2

3 Double Bedrooms + Mezzanine | First Floor Regency Flat
1389 Sq Ft | Sea Facing Balcony | Share of Freehold

This flat is simply breath-taking in its proportions. Lovingly restored to its full glory it has many original features including an ornate marble fireplace; intricate coving; ceiling roses; panelled walls and huge shuttered windows and a large balcony with direct sea views.





This Regency terrace forms part of the original Kemp Town estate conceived by Thomas Read Kemp in the 19th Century. It's grand and stately and has all the features that you would expect from such regal buildings.

This flat is located on the first floor which is easily accessed via the wide, Regal, red-carpeted curved staircase in the main entranceway. As you go in the front door you come into a hallway that's as large and elegant as the rest of the flat with panelled walls and a chandelier which wouldn't look out of place in the Royal Pavilion.

The kitchen is to the right and what a kitchen it is. It has been carefully designed to make the most of the height with a pan rack suspended from the ceiling and a large window to the light well. There are wall and base units around all the sides and an island in the middle so when you're preparing food you can still enjoy the sea views and entertain guests.





As you go through the kitchen there's a bespoke office space before you come to the bedrooms. There are three bedrooms in total. The first is a fabulous guest room. To maximise the height, and to be able to accommodate as many guests as possible, a mezzanine floor has been added which gives space for another double bed – perfect as a family room.

Next door is the master suite. This is an extraordinary room with huge sash windows looking out onto landscaped gardens below. Intricate cornicing edges the vast ceiling and there is a whole wall of built-in wardrobes and an ensuite shower room with a beautiful orange bowl sink and walk in shower unit. The third bedroom is smaller but still a generous double with a window onto the light well and there's a family bathroom next door with a utility cupboard and access to the huge loft..

While the back of this flat is impressive, the front is simply breath-taking. Right throughout the flat there's cork tiling which is warm underfoot and coloured a mottled blue – when you walk into the living room the blue of the floor meets the blue of the sea and the effect is magnificent. This room has everything – high ceilings, stunning original cornicing, French windows to the balcony, a marble fireplace, wood-burning stove, amazing coving and a beautiful ceiling rose. It's hard to capture the splendour of this flat in words; it needs to be seen to be fully appreciated and is a fabulous example of the architecture that has made Brighton famous.







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

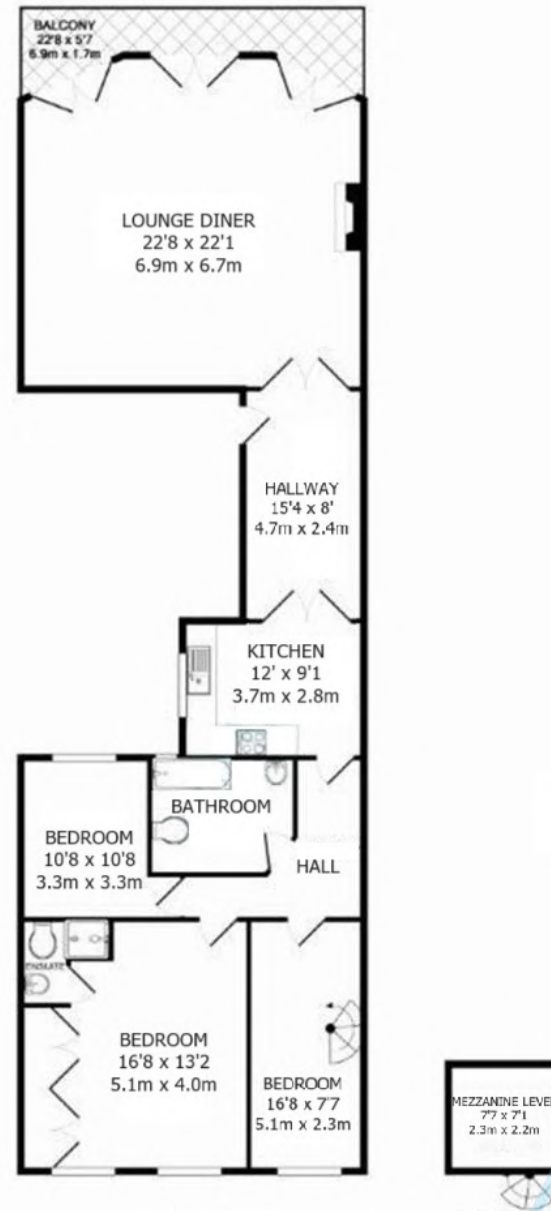
Secondary: Varndean, Dorothy Stringer

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.



TOTAL APPROX FLOOR AREA 1389 SQ FT (129 SQ M)

Measurements are approximate. Not to scale. Illustrative purposes only.

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