

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

FLAT 13, CHAIN PIER HOUSE 46-48 MARINE PARADE, BRIGHTON, BN2 1PE

Guide Price

£375,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

* Guide Price £375,000 - £400,000 *

This uniquely stylish one bedroom apartment is opposite the beach in an historic Grade II listed building built in 1823 for Captain Brown, the engineer who envisioned the innovative Chain Pier. With a balcony, direct sea views and filled with natural light, it's ideal as a home or for holidays, and the location's hard to beat near the Pier, historic Lanes and continental café culture of St James' Street.

This exceptional first-floor flat offers a truly unique living experience in a historic Grade II listed building, with breathtaking, unobstructed sea views from not one, but two walkout balconies. From the spacious main living area, you can gaze over both piers and Brighton Marina, enjoying panoramic sights that stretch across the coastline. Near floor-to-ceiling sash windows ensure the room is bathed in natural light throughout the day, enhanced by ceilings over 3.2 meters high, creating a sense of airy elegance. Modern conveniences like multiple 13amp plug sockets and brand new LVT flooring by Floorify are thoughtfully included, blending period charm with contemporary living.

The heart of this home is a brand new, premium Howdens kitchen finished in a chic Sandstone Matte. Never before used, it features top-of-the-line Bosch appliances, including a built-in dishwasher, oven, hob, washer dryer, microwave, and fridge/freezer. The kitchen is designed for both beauty and functionality, with warm white dimmable spotlights, multiple plug sockets for your convenience, and modern safety features like new smoke and heat alarms. Imagine washing up with views of the Brighton Palace Pier right from your window, adding a touch of coastal charm to your daily routine.

The master bedroom is a serene retreat, large enough to accommodate a King Size bed along with additional furnishings, and it too boasts a walkout balcony with the same stunning sea views. The bathroom complements the luxurious feel of the flat, with a powerful Mira electric shower ensuring excellent water pressure. The property also offers communal amenities such as an elevator, a telephone buzzer entry system, and secure postal

boxes, all while being within walking distance of Kemptown, Brighton Pier, and the vibrant local scene. This flat not only offers an unparalleled living experience but also a piece of Brighton's rich history, nestled in the early 19th-century Chain Pier House, once home to the famed Captain Samuel Brown.

Where it is

Shops: St James' Street 2 minutes, The Lanes and Pavilion a 10 minute walk

Train Station: Mainline 15 minutes by bus

Seafront or Park: Seafront opposite, Queen's Park about 5 minutes

Closest schools:

Primary: St Luke's, Queen's Park

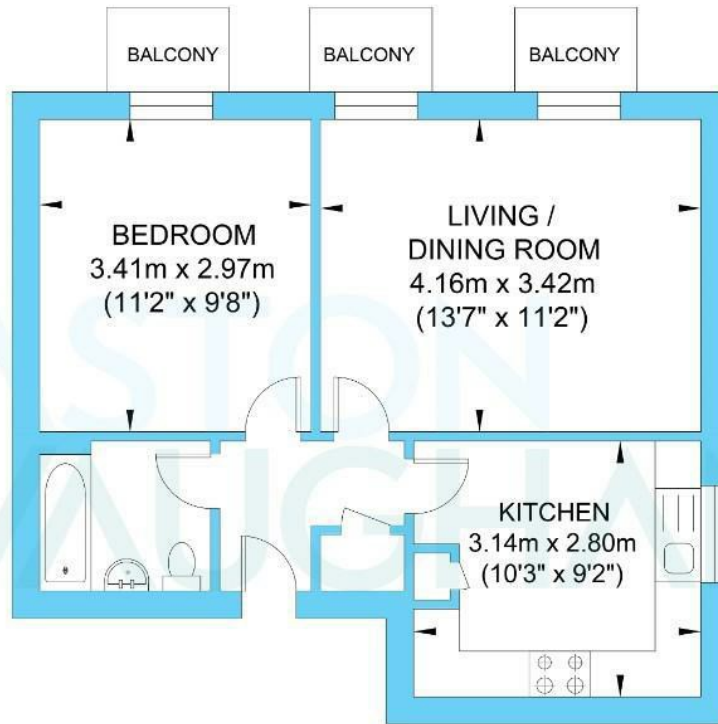
Secondary: Varndean, Dorothy Stringer

Private: Brighton College, Brighton Steiner, Brighton & Hove High, Roedean



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Marine Parade



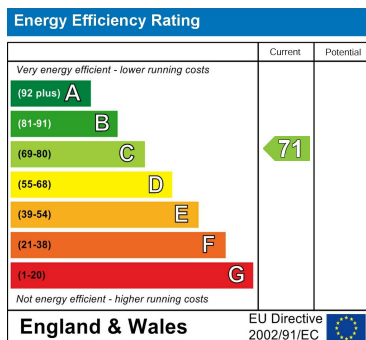
First Floor
 Approximate Floor Area
 440.78 sq ft
 (40.95 sq m)

Approximate Gross Internal Area = 40.95 sq m / 440.78 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.