



Marine Gate, BN2

£650,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Marine Gate, BN2

2/3 Bedrooms | 2 Bathroom | 2 Reception Room
2466 sq ft | Direct Sea Views & Balcony

Brighton's iconic development: Marine Gate was built in 1939 with luxury and comfort in mind for its residents. Many decades later, it has retained its air of exclusivity with manicured gardens, a full-time concierge, on-site parking and both a maintenance manager and a gardener to ensure it stays this way. This generous two/ three bedroom apartment resides on the fourth floor, yet it also boasts a large 10m/6.5m garage on the ground floor, linking through to a vast and versatile games room or workspace.

Internally, while the property has been expertly maintained and modernised in areas, there remains scope to add value or simply put your own stamp on the place. The rooms are beautifully proportioned and from the east and westerly enclosed balconies, you gain direct sea views, looking out over the boats of Brighton Marina or across the rooftops of the local landscape to the racecourse and hills of the South Downs.



Marine Gate was always intended as an upmarket development and is a striking South Coast landmark designed by Messrs Wimpens, Simpson & Guture. Brilliantly designed, these apartments are well-insulated for sound and heat which ensures they are peaceful from within. With a full-time concierge on hand 24/7, they also feel wonderfully secure to just lock-up-and-leave, making them ideal second homes or perfect for people who travel.

You approach up a sweeping front drive with this apartment set within the westerly wing. The communal ways are immaculate with a lift to whisk you to the fourth floor. Elevated above the seafront road, it is incredibly peaceful up here as you are greeted into a wide and welcoming entrance hall with soft carpet underfoot. It is clearly a beautifully maintained home with crisp white walls ensuring it feels bright and airy. The rooms are generous in size with ample glazing to fill each space with natural light from east to west, with the dual aspect reception room spanning the depth of the building with balcony access on either side. To the east, the views take you across the marina and the English Channel, while to the west, open skies sit above the city, changing to pink and red during sunset – ideal for sundowners on the balcony, which is enclosed to be enjoyed at any time of year.

Inside, there are clearly defined areas for formal dining, relaxed seating, entertaining or working from home if need be.

Nearby, the kitchen is well equipped with a vast amount of storage and integrated appliances. While it is in fine condition, it would be possible to add considerable value with some modernisation or reconfiguration. The same can be said for the bathrooms which sit on either side of the entrance hall with easy access to the bedrooms. Both bedrooms are substantial doubles with ample built-in wardrobes, so even with king size beds, the floor space is not compromised. Opposite, the study would work equally well as a nursery or guest bedroom and a large utility room sits alongside keeping laundry sounds away from both the living areas and bedrooms.

Accessed from the drive, the garage is vast and secure, ready for precious vehicles and motorbikes, or even a boat for winter storage.



OWNER'S THOUGHTS

"This has been a fantastic home for us over the years which holds many wonderful memories. There is a palpable sense of community at Marine Gate which we will miss and the added security of the concierge and management has been a real blessing. The views never tire as they change with the seasons, and the location is hugely convenient with Kemptown and Brighton Marina on your doorstep."

Education:

Primary: St Mark's, St Luke's

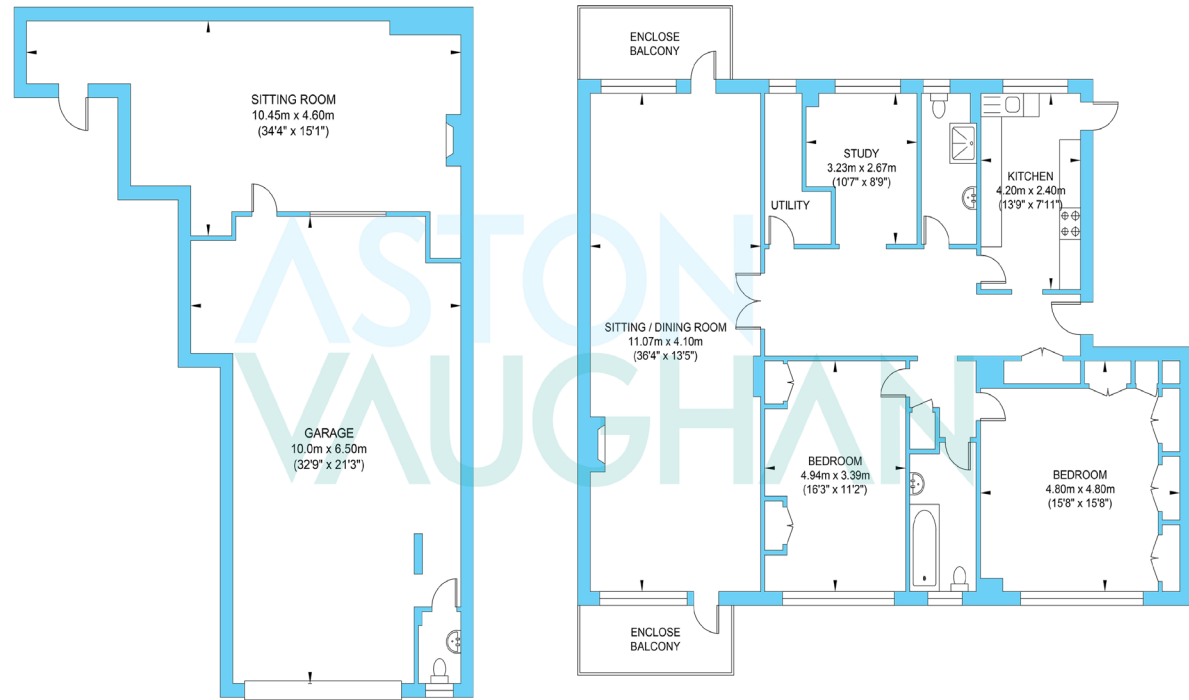
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Waldorf School, Brighton & Hove High, Roedean

Good to Know:

In one of Brighton's most glamorous seafront locations overlooking the Marina with its world class shops, restaurants, health club and cinemas this apartment, suitable as a full- time home or weekend retreat is also within walking distance of the Brighton Golf Club. A few minutes stroll takes you through the bohemian Kemp Town Village with its eclectic mix of patisseries, bars and restaurants, the theatres of Brighton are within easy reach and so are the Georgian Lanes and the Brighton Pavilion. Close to one of the top ten schools in the country and the Royal Sussex Hospital, buses stop immediately outside meaning that the coast, city centre and Brighton Mainline Station with its fast links to Gatwick and London are all accessible if you don't want to use a car- although don't forget that this apartment comes with on-site parking and a large garage.

Marine Drive



Ground Floor
Approximate Floor Area
1001.25 sq ft
(93.02 sq m)



Fourth Floor
Approximate Floor Area
1485.42 sq ft
(138.0 sq m)

Approximate Gross Internal Area = 231.02 sq m / 2486.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.