



Marine Parade, BN2

Guide Price £350,000 - £375,000

**ASTON**  
**VAUGHAN**

Sales and Lettings



## INTRODUCING

# Marine Parade, BN2

1 Bedroom | 1 Bathroom | 1 Reception room | 626 sq ft |  
Stunning sea views | Juliet Balcony

This home combines elegance with functionality, featuring a versatile interior that fits a variety of decorative styles. The property showcases stunning Regency architecture, with a gracefully curved façade, detailed ironwork, and large, tall windows. Situated centrally within an impressive terrace and set back from the road, the house commands attention with its stature. As intended, the homes offer expansive spaces that impress upon entry, with a grand staircase and a polished mahogany banister.

The living room is immediately striking with its generous proportions. Two tall sash windows offer an uninterrupted view of the sea and sky to the south, creating a stunning natural backdrop that changes with the time of day—from the soft light of sunrise to the moody tones of a stormy sea. The abundant natural light and elevated position guarantee privacy, making the space ideal for relaxing, formal dining, or working from home. Additionally, the living room leads out onto a juliet balcony, providing the perfect spot to step outside and fully enjoy the breathtaking views.

The kitchen, seamlessly connected to the living area, is intelligently designed to maximise storage with integrated appliances and the option to use the high ceiling space for additional storage above the cabinets.

The bedroom, also with lovely natural light, is a comfortable double. The high ceiling offers an opportunity for creative storage options, such as high shelving or even a mezzanine level for extra space.

The bathroom is cleverly designed to be functional and includes a shower cubicle and WC.







## OWNER'S THOUGHTS

"The views never tire, always inspire, whatever the season, and the skies light up during the morning and night with sunsets, sunrises and stars. As a sea swimmer one could be out every day and there is always Sea Lanes and the sauna on the beach if you don't want to brave the waves."

### Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

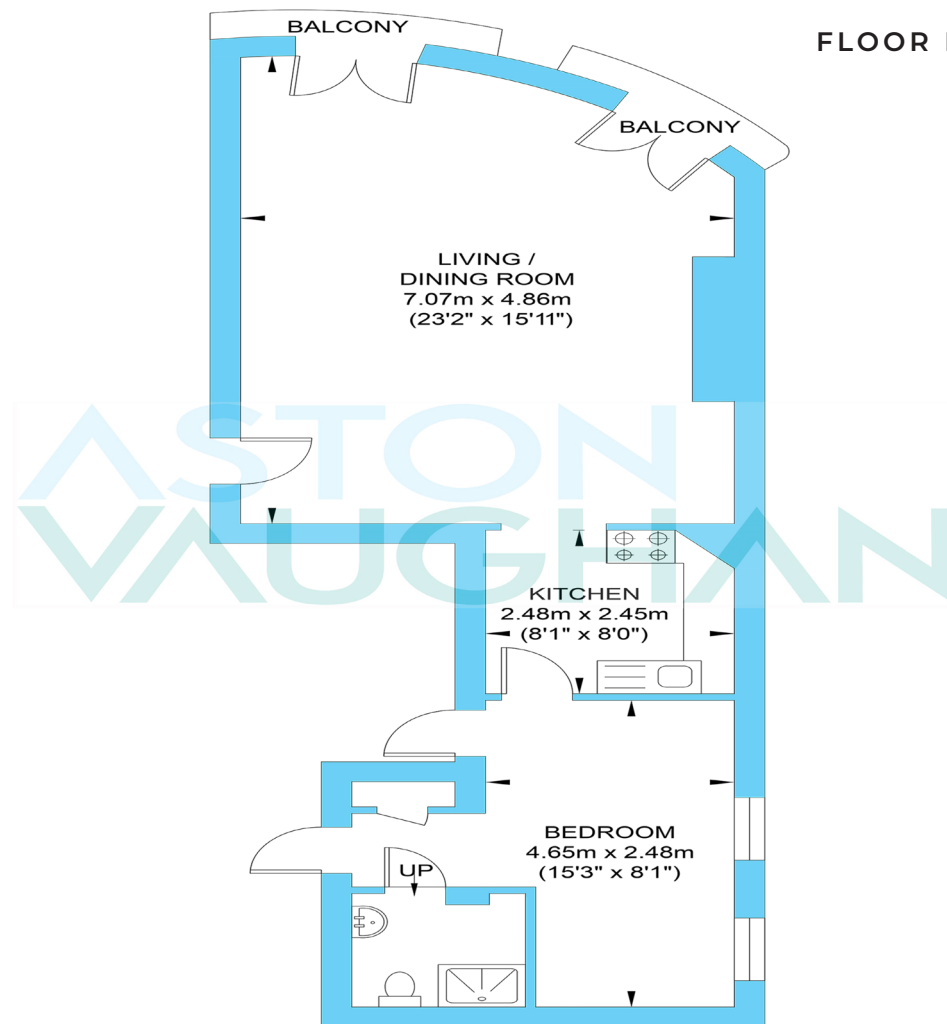
Private: Brighton College and Prep, Montessori School

### Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.

## Marine Parade

## FLOOR PLAN



Ground Floor Flat  
Approximate Floor Area  
586.74 sq ft  
(54.51 sq m)



Approximate Gross Internal Area = 54.51 sq m / 586.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.