

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**FLAT 8, 45 MARINE PARADE, BRIGHTON,
BN2 1PE**

Guide Price

£300,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

****Guide Price £300,000-£325,000****

Unique within the building, this lower ground apartment is deceptively spacious and naturally light with two double en suite bedrooms and a large, sociable reception room. These Regency town homes lend themselves well to conversion with high ceilings on every floor and airy vaulted spaces on the lower levels which, in this case, have formed a kitchen and tranquil home office set off the living room.

With its own street entrance down a few stone steps to the side of the building, this apartment feels private with a sweet patio forming a backdrop to the living space. Stepping inside, a lobby allows space for hanging coats and organising shoes, before entering the generous reception room sitting centrally to the flat. In here, the ceiling is over eight-feet high with tall windows bringing in a wealth of natural light from the southeast, so it does not feel typical for a lower-level property. It is light and airy, with built in cupboards, a period style fireplace and a neutral décor, creating a blank canvas for new owners who can choose their own floor coverings to put their own stamp on the place.

There is ample room for entertaining, relaxation and formal dining, with the kitchen conveniently adjoining in the first vaulted space. This comes fitted with white cabinetry and an integrated oven with hob, leaving space for an under-counter fridge and a washing machine. Next door, the study also sits within the vaulted space giving complete privacy, tucked away from noise and distractions.

Both bedrooms are fine size doubles sitting either side of the living room, so they do not share a wall. Each room has access to an en suite bathroom; one with a modern white shower and the other with a shower over the bath.

Vendor's Comments:

"This is a deceptively spacious apartment which feels wonderfully private and peaceful for somewhere so close to the city. Kemptown has a great energy and sense of community too – and if you love the sea, you couldn't be better placed for a daily swim!"

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.



Floor Plan

Approx. 67.4 sq. metres (725.4 sq. feet)

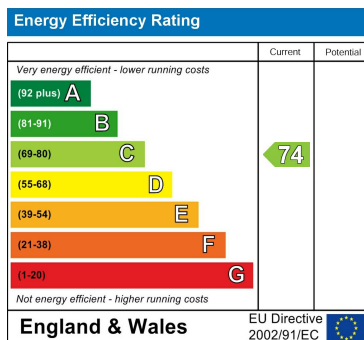


Total area: approx. 67.4 sq. metres (725.4 sq. feet)

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.