



Marine Square, BN2 Guide
Price £550,000-£575,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Marine Square, BN2

3 Bedrooms | 1 Bathroom | 1 Reception Room | 1254 sq ft |
Grade II listed

Nestled within the highly sought-after and historic Marine Square, this magnificent Grade II listed Regency apartment presents a rare opportunity to acquire a substantial three-bedroom residence in the heart of Kemptown, East Sussex. Uniquely, it is set within the only building in the square that is three windows wide, giving it exceptional frontage and an enhanced sense of light and space.

Boasting an enviable position, the property offers captivating sea views and is just a five-minute walk from the vibrant seafront, allowing residents to fully embrace the quintessential coastal lifestyle. Marine Square is also the only square in Brighton & Hove with no through road from the north, ensuring peace, privacy, and an atmosphere rarely found in such a central location. Set back from the road, the apartment enjoys no traffic noise, offering a serene retreat moments from the city's energy.

Upon entering this elegant home, one is immediately struck by the period charm and generous proportions that define Regency architecture. The property features a spacious reception room carefully designed to maximise the stunning outlook, providing an ideal setting for both relaxation and entertaining. The large sash windows flood the room with natural light while perfectly framing the ever-changing seascape — imagine enjoying your morning coffee or an evening drink while watching ships glide across the horizon.

The apartment comprises three well-proportioned bedrooms, offering versatile accommodation suitable for families, professionals, or those seeking a sophisticated seaside escape. Each bedroom provides a comfortable and private sanctuary, with ample space for furnishings and personal touches. Complementing the bedrooms is a well-appointed bathroom, finished to a high standard for modern living while retaining subtle period elegance.

Adding further appeal, the property benefits from a handy additional storeroom, offering excellent storage or the potential to create a small office space, ideal for remote work or hobbies.

Residents of Marine Square enjoy the exclusive use of a beautifully mature communal garden, a peaceful green space perfect for relaxing outdoors, reading, or socialising with neighbours. The square's architectural heritage, vibrant community feel, and charming Regency terraces make it one of the most desirable residential pockets in Kemptown.

Excellent transport links connect the area to Brighton city centre and beyond, with Brighton mainline station offering direct services to London — ideal for commuters seeking a coastal home. The property is sold with a one-third share of the freehold, providing added security and involvement in the building's management.

With its prime position, historical significance, rare architectural features, and breath-taking views, this property offers more than just a home — it offers an exceptional lifestyle. Early viewing is strongly recommended to appreciate the full charm and potential of this remarkable Regency residence.







Virtually Staged

Education:

Primary: Queens Park Primary School, Middle Street Primary

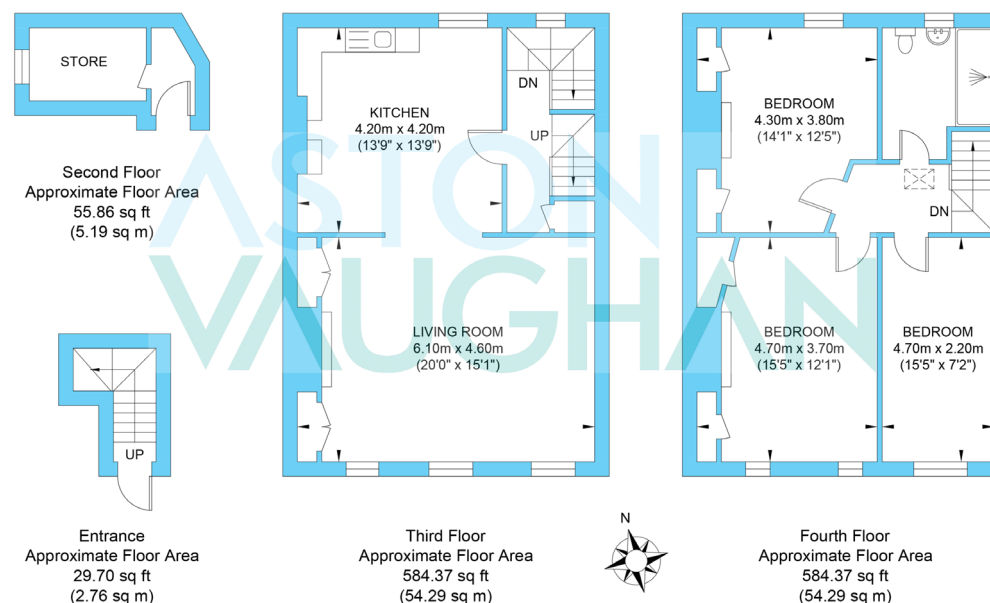
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

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 Square



Approximate Gross Internal Area = 116.53 sq m / 1254.3 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.