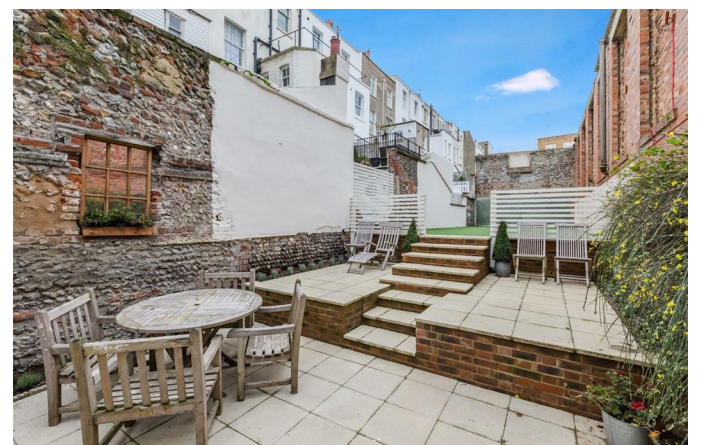




137 Marine Parade  
Brighton, BN2 1DF

Pearson  
Keehan



# 137 Marine Parade

Brighton, BN2 1DF

**Offers in excess of £2,250,000**

Set on the seafront address of Marine Parade, you enter the property at ground floor level via marble steps and after passing through the front door you are greeted by the elegance of the wood panelled hallway and impressive internal stairs. Situated off the hallway, you have the open plan kitchen/dining room, which is the perfect space for entertaining whilst taking in the splendid sea views. The contemporary designed kitchen has ample amount of storage space and is finished exquisitely with Calcutta Gold Quartz worktops.

The rest of the ground floor comprises of a traditional cloakroom followed by a delightfully cosy snug area that leads to the quaint conservatory; a lovely space for unwinding and relaxing. Thereafter, you enter the garden - this is another unique quality the property offers, being in excess of 75 feet deep. The split-level outside space with paving area to the lower tier and AstroTurf to the upper level is another great example of the entertaining space the property has to offer.

The grand reception room to the first floor is simply stunning and boasts the most the beautiful sea views encompassing the English Channel, the historic Palace Pier and Brighton i360. The room offers an abundance of period features including the striking chandeliers and matching marble fireplaces. Floor to ceiling windows lead you to the balcony where you can watch the sun set across the city of Brighton. Furthermore, to the first floor level you have the home office with views overlooking the garden which could also be utilised as a further bedroom.

To the second floor is the luxurious main bedroom complete with en-suite shower room/dressing room. Lying within, you have a magnificently appointed dark marble fireplace and a raised freestanding copper bath nestled in the bay of the window where you can bathe in the sun whilst looking out to sea. The en-suite complements the grandeur of the main bedroom perfectly with double sink and stone worktops, contemporary shower enclosure, high level WC and three double wardrobes.

The third and fourth floors are of similar layouts, with each level consisting of two tastefully decorated double bedrooms and shower room. The southerly aspect bedrooms again boast the lovely sea views, whilst the rear bedrooms overlook the garden and rooftop views of Kemp Town.

The generously sized self-contained lower ground floor one bedroom apartment has its own street entrance, independent courtyard and offers the flexibility to provide as an extra income stream or large guest suite.

**Whole houses of this nature are extremely rare in Brighton and Hove, especially with off-street parking and large garden. Internal inspection is strongly advised.**

