



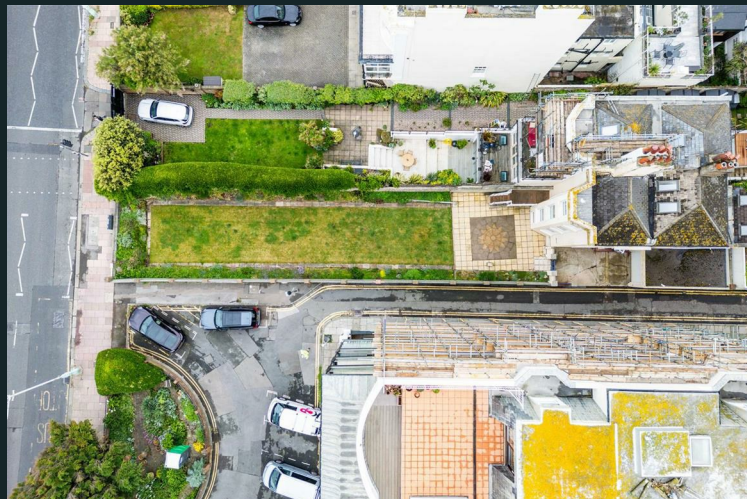
Marine Parade, Brighton

Offers in excess of £1,500,000



Property highlights

- Semi-detached house in prime seafront location
- Sensational sea views
- Versatile accommodation spread across four floors
- Five bedrooms
- Two reception rooms
- South-facing garden with direct sea views
- Separate studio and private courtyard
- Garage and off-street parking
- Huge development potential (subject to planning permission)
- No onward chain



This substantial semi-detached house occupies a prime spot on Brighton seafront with stunning direct sea views. Versatile spaces are waiting to be transformed into a unique home.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase. Please note, all of the furnished photographs have been created using CGI and do not exist in the property. These images are for illustrative purposes only, providing examples of how the home can be furnished.

The property

Occupying a prime spot right on Marine Parade, this four-storey period home offers the best of Brighton seafront living. With big sea views, generous living space, and a rare, south-facing garden, it's truly unique and presents a fantastic opportunity for someone to transform it into their dream home.

Inside, you'll find versatile spaces that can be configured to suit your lifestyle. Currently set up with five bedrooms and two reception rooms, the house is full of character and potential. The raised ground floor welcomes you in with a wide entrance hall, a light-filled front reception room with a bay window overlooking the sea, and direct access via steps down to the impressive garden. At the rear, the existing kitchen is ready for someone to make their mark, with views over the private rear courtyard.

Upstairs, four generous double bedrooms are spread across two floors. The front-facing rooms span the width of the house and enjoy uninterrupted sea views, while the rear bedrooms offer a quieter outlook. One of these rear rooms could easily be reimagined as a luxurious bathroom suite, perfect for modern family living.

The lower ground floor offers even more flexibility. It's accessible via both an internal staircase and a separate rear entrance, making it ideal for a self-contained one-bedroom flat, workspace, or guest suite. Our virtually staged photography showcases its potential as a kitchen/dining space and a separate 'snug' or reception room.

The outside space is just as versatile. There's a garage with power and water, perfect for installing an EV charger, plus a car hardstanding. A detached two-storey studio with skylights sits at the rear, ideal for a home office, art space, or even a garden gym.

Additional property information

Property type: Semi-detached house

Tenure: Freehold

Council Tax Band: F

Parking: Off-street parking

The area

Marine Parade is the coast road that stretches from Brighton Pier to Brighton Marina. This home is located almost equidistant between the two and a stone's throw away from Brighton's infamous pebbled beaches. Kemptown is well-known for its community charm, and a generous hub of independent shops, delis, vintage stores, indie and second-hand bookshops, restaurants, cafés, and pubs. Brighton Lanes and Churchill Square shopping mall are a short walk away. Brighton Marina is home to a supermarket, cinema, David Lloyd gym as well as a host of restaurants and cafes around its pretty harbours. On the seafront, a new development has introduced an outdoor Olympic-sized swimming pool, beach sauna, shops, food outlets, and a bar. This joins the existing mini golf course and children's playpark. Here you also have Volk's Electric Railway, built in 1883, which still runs along the seafront.

Transport links

Marine Parade is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that stops directly outside the property. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away.













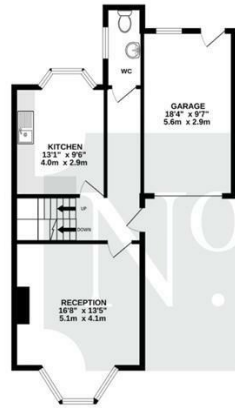




LOWER GROUND FLOOR



GROUND FLOOR



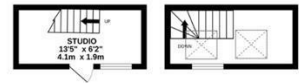
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR STUDIO



TOTAL FLOOR AREA : 2081sq.ft. (193.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

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