



# Marine Drive, Brighton

Guide price £475,000 - £525,000



## Property highlights

- Art deco seventh floor apartment
- Stunning views over Brighton Marina and out to sea
- South-facing balcony
- Spacious 32ft open-plan reception room
- Bespoke kitchen with hidden bar
- Two private double bedrooms with South Downs views
- Two modern en-suite bathrooms
- Concierge, lift and landscaped gardens
- Garage included with secure entry
- Chain free





Guide price £475,000 – £525,000. Located in the iconic 1930s Marine Gate, this bright and spacious seventh floor apartment blends panoramic sea views with Art Deco glamour. Highlights include 24/7 concierge, communal gardens, and a private garage.

#### The property

Rising above Brighton Marina within the landmark 1930s Marine Gate, this seventh-floor apartment blends panoramic sea views with Art Deco glamour. It is seaside living at its finest, and perks such as a 24/7 concierge, communal gardens with community events, and a private garage make this a rare find.

You enter the building through the main front doors into a well-maintained lobby. A lift takes you to the seventh floor where you'll find the front door to the apartment. Inside, the wow-factor hits as soon as you step through the door. A striking hallway with golden Luberon Thibault wallpaper opens to over 32ft of open-plan living space where a wall of energy efficient windows frames the view of the English Channel. The bespoke blue kitchen is beautifully planned with Corian worktops, integrated appliances, and even a hidden bar for cocktails or coffee, while the dining space and living area flow seamlessly onto the south-facing balcony. From here you can watch the waves roll in, the yachts sail out, and the sun setting behind the horizon.

Two generous double bedrooms are tucked quietly away at the back of the apartment, each with their own bathroom for privacy. The principal suite feels like a sanctuary, with built-in wardrobes and a spa-style en-suite with high end fittings including a Crosswater digital shower and Japanese influenced auto wash w.c. The second bedroom shares views over the back of the building towards Brighton Racecourse and the South Downs National Park.

The building itself offers far more than an address. There's a 24/7 concierge, lift, manicured grounds, communal heating and hot water, plus a welcoming community with social events, a private library and luggage drop. Opposite the Marina's waterfront restaurants, cinemas and health club, with Kemptown's vibrant scene just a stroll away, it's perfectly placed for both city buzz and quiet retreat.

Practical perks include a garage big enough to park in, bus routes to the city and station, and easy connections to Gatwick and London.

#### Additional property information

Property type: Seventh floor apartment

Tenure: Leasehold

Length of lease: 994 years remaining

Service charge: £7317 per annum, can be paid monthly

Included: Communal heating and water included in service charge, concierge, bin collection

Council tax band: D

Parking: Dedicated garage

#### The area

Marine Gate sits proudly on Brighton's seafront, an iconic Art Deco landmark with sweeping views of the English Channel and South Downs. Opposite, Brighton Marina offers waterfront restaurants, a cinema, David Lloyd gym and shops, while Kemptown's vibrant cafés and culture are just a short stroll away.

The surrounding area is defined by its natural beauty, with the South Downs National Park close by for walks, hikes and outdoor adventures. East Brighton Golf Club is only a few minutes' walk. Brighton itself adds to the appeal with its arts scene, historic Royal Pavilion, lively pier, independent shops and eclectic dining.

Nearby, the village of Rottingdean brings old-world charm with its windmill, cosy tea rooms, quieter beaches and the undercliff walk. Blending coastal calm, cultural richness and excellent connections, Marine Gate's location is both convenient and unique.

#### Schools

Families are well served for education in the area, with several highly regarded schools close by. Local primaries include Our Lady of Lourdes Catholic School (2.3 miles), St Margaret's C of E Primary (2.6 miles) and St Paul's C of E (2.5 miles). For older students, Longhill High School is just over 3 miles away, while Varndean High School and Varndean College, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College are all within a 15-minute drive. Prestigious independent options are also nearby, with Roedean less than a mile away, Brighton College just over a mile, and Lancing College around 30 minutes by car.

#### Transport links

Marine Gate is well-situated for easy access to the surrounding areas. Brighton city centre is just 2 miles away and can be reached in 10 minutes by car, or in under half an hour by bus. Here, Brighton Station links the city with London - which can be reached directly in under an hour. The picturesque village of Rottingdean is located just over the hill, a short 4 minute drive away. The A27, with its links to the A23, is a 13-minute drive away.

#### A note from the owners

We were immediately struck by how bright and spacious the apartment felt – and the views are simply stunning. Watching the sea change through the day, from sunsets to passing yachts and even the odd storm, never gets old.

The balcony quickly became a favourite spot, perfect for soaking up the sun or enjoying the evening air. The building is well maintained, with neat gardens, quiet communal areas and the reassurance of 24/7 security. Even small touches, like daily rubbish collection from a side corridor, make life easier.

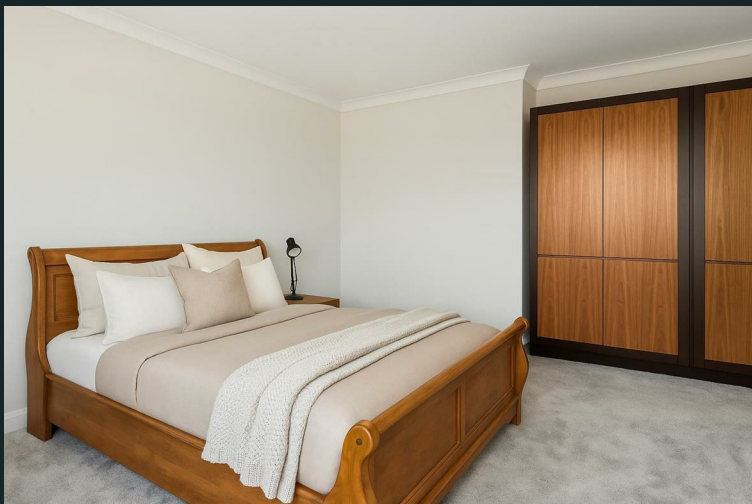
#### Property disclaimer

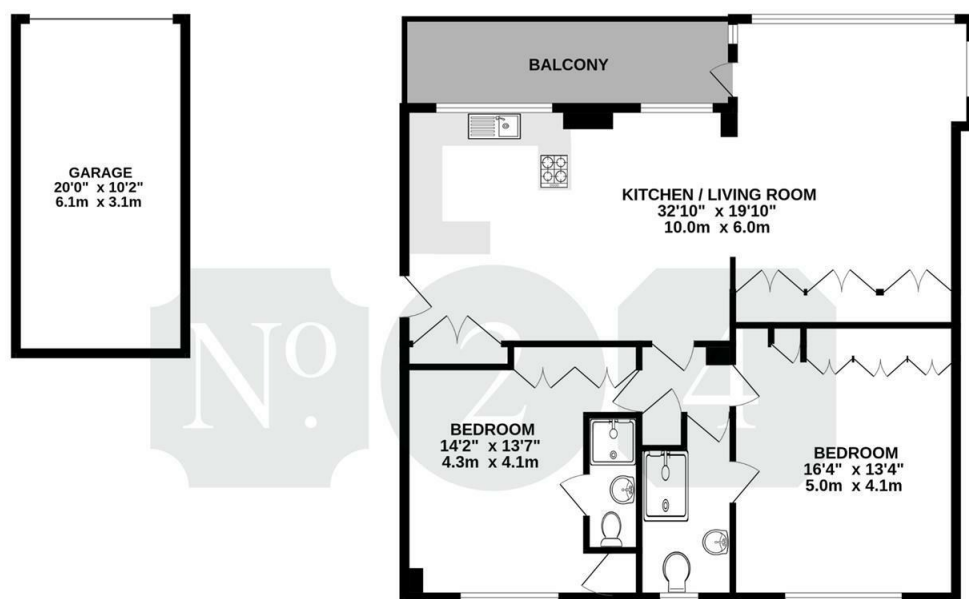
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TOTAL FLOOR AREA : 1119sq. ft. (103.9 sq.m.) approx.

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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