



**Marine Parade, Brighton BN2 1DE**

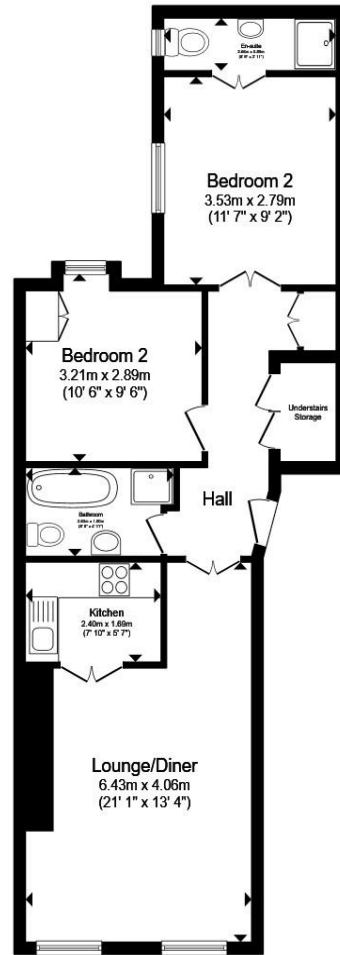
**welcome to**

## **Marine Parade, Brighton**

A beautifully presented raised ground-floor apartment set within an elegant Regency seafront building on Marine Parade. Featuring two bedrooms, a stunning south-facing lounge with sea views, a stylish bespoke kitchen, and classic period detailing throughout, located just moments from the beach.







### Total floor area 64.8 m<sup>2</sup> (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Set within one of Brighton's most iconic seafront terraces, this beautifully presented raised ground-floor apartment on Marine Parade offers an exceptional blend of period grandeur, elegant décor, and breathtaking direct sea views.

The property welcomes you into a wonderfully refined interior, where high ceilings, intricate cornicing, and statement chandeliers create an atmosphere of timeless sophistication.

The south-facing lounge is the undoubted showpiece—an exquisite room featuring hand-painted decorative walls, twin sash windows that frame sweeping views across the seafront, and a striking marble fireplace that anchors the space with classic charm.

A thoughtfully designed kitchen combines character with modern practicality. Mint-green shaker cabinetry, bespoke detailing, quality appliances, and under-cabinet mood lighting create a unique and stylish culinary space, complemented by beautifully patterned tiling.

The apartment offers two bedrooms, both neutrally decorated to provide calm and versatile living areas. The main bedroom benefits from direct access to a smart en-suite shower room finished in a tasteful monochrome tile scheme with elegant period accents. A further well-appointed bathroom continues the classic design theme, featuring a corner shower, feature tiling, and charming vintage-style fixtures.

welcome to

## Marine Parade, Brighton

- Raised Ground Floor
- Two Bedrooms
- South Facing Lounge
- Sea Views
- Beautifully Presented Throughout

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000 - £400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108341](https://fox-and-sons.co.uk/Property/KET108341)



Property Ref:  
KET108341 - 0005

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