



Marine Parade, BN2

Guide Price £350,000 - £375,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Marine Parade, BN2

1 Bedroom | 1 Bathroom | 626sqft | Stunning sea views

Internally, the decoration is smart and neutral in shades of cream and calico to suit all styles of furnishing. It would be possible, however, to modernise throughout, adding considerable value due to the prestigious building and location.

With its curved façade, ornate ironwork and graciously tall windows, this house is a fine example of Regency architecture, sitting centrally in the handsome terrace, set back from the road. As was always intended, these are grand homes of elegant proportions which impress when you step foot inside. A sweeping staircase with mahogany banister rises to the second floor where the door to this apartment resides.

The scale of the living room is stunning upon entry, with two tall sash windows framing the sea and skyscape to the south. This forms a breathtaking backdrop to the room, whether lit up at sunrise or a stormy jade sea. The natural light is exquisite and its forever private being elevated in the building. There is ample space in here for formal dining, relaxing on comfortable sofas by the fire, and for working from home if need be.

Adjoining, the living space, the kitchen is well-designed for the space to include plenty of storage alongside integrated appliances, plus the ceiling is high enough to store items above the cabinets. Sharing the same sunny aspect and sea views as the living room, the bedroom is a cosy double room with a built-in double bed and plenty of storage. Once again, the high ceiling affords space for several storage solutions to include high shelving units or a mezzanine storage level if need be – and the views are a joy to both wake and fall asleep to.

To the rear of the property, the bathroom is an excellent size with a second marble fireplace. There is a deep bath and a separate shower – so plenty of space to play with should you wish to renovate or modernise.









OWNER'S THOUGHTS

"This has been a great flat due to the size, the tranquillity and the location. As a sea swimmer I can be out every day, and the conveniences of Kemp Town Village are great to have nearby. The flat is a great size for entertaining friends and there is plenty more you can do with the space to add value."

Education:

Primary: Queens Park Primary School, Middle Street Primary

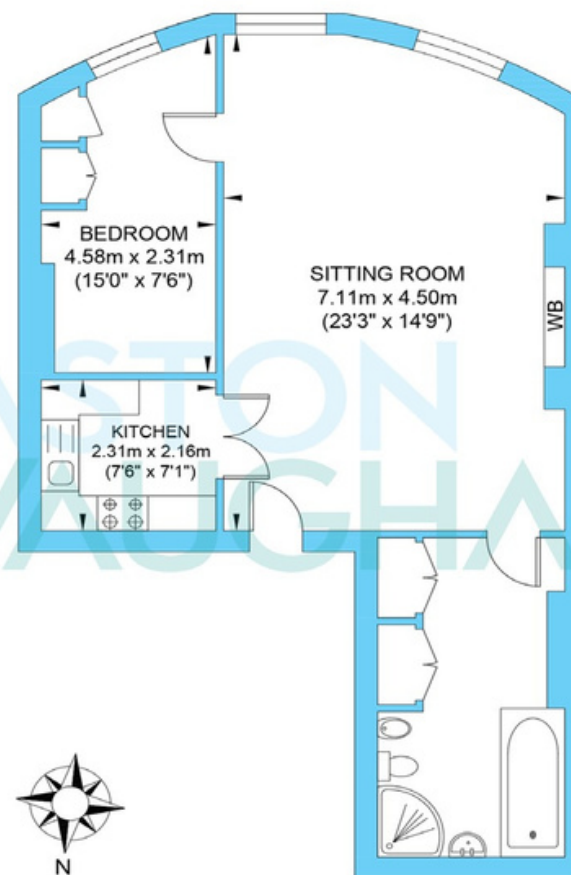
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

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 Parade



Second Floor
Approximate Floor Area
626.99 sq ft
(58.25 sq m)

Approximate Gross Internal Area = 58.25 sq m / 626.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.