



Marine Parade, BN2
Offers in Excess of £470,000

INTRODUCING

Marine Parade, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room | 826 Sq Ft

An exceptional opportunity awaits to acquire this superb two-bedroom, two-bathroom apartment, perfectly positioned on the fourth floor of the highly sought-after Royal Crescent Mansions in Brighton. This well-managed seafront block benefits from a convenient lift, ensuring easy access to this elevated residence.

Upon entering, you are immediately drawn to the breathtaking westward views that stretch magnificently down the coast, offering a dynamic and ever-changing backdrop to everyday life. The apartment's neutral decor throughout provides a versatile canvas, allowing new owners to effortlessly infuse their personal style and create a truly bespoke living space. The bright and airy reception room serves as the heart of the home, ideal for both relaxation and entertaining, with the stunning coastal vista providing a constant source of inspiration.

This thoughtfully designed apartment features two generously proportioned bedrooms. The master bedroom is a true sanctuary, complete with its own en suite bathroom, offering privacy and convenience. A second well-appointed bathroom serves the additional bedroom and guests, ensuring comfort for all residents and visitors. Both bathrooms are finished to a high standard, complementing the overall quality of the property.

One of the most significant advantages of this property is the inclusion of a valuable underground parking space, a highly coveted amenity in this popular coastal city. This provides secure and convenient parking, eliminating the usual challenges associated with city living.

Royal Crescent Mansions enjoys an enviable location, placing residents within easy reach of Kemptown village. This charming area is renowned for its eclectic mix of independent shops, cafes, restaurants, and local amenities, catering to every need. For those seeking the vibrant energy of the city, a short and pleasant walk leads directly into the centre of Brighton, offering an even wider array of cultural attractions, entertainment venues, and shopping opportunities.

This apartment represents an outstanding proposition for those seeking a luxurious seafront lifestyle, a convenient city base, or a shrewd investment. With its prime location, stunning views, and practical features such as underground parking, early viewing is highly recommended to fully appreciate all that this magnificent property has to offer.









Education:

Primary: Queens Park Primary School, Middle Street Primary

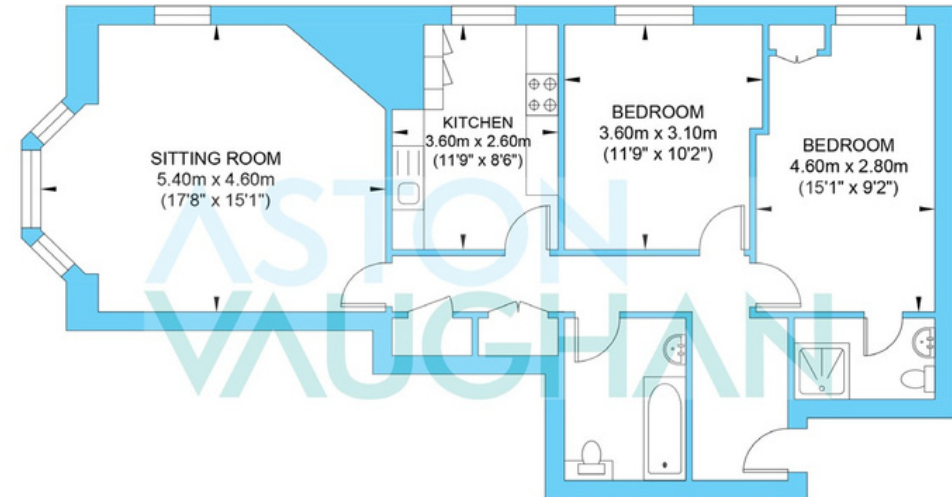
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

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 Drive



Fourth Floor
Approximate Floor Area
826.45 sq ft
(76.78 sq m)

Approximate Gross Internal Area = 76.78 sq m / 826.45 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

ASTON
VALUERS