



Marine Gate, BN2

Offers Over £395,000

ASTON
VAUGHAN

INTRODUCING

Marine Gate, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room | 1186 Sq Ft |

Nestled within an iconic 1930s Art Deco building, this magnificent two-bedroom, two-bathroom purpose-built apartment on Brighton's prestigious Marine Drive offers an unparalleled coastal living experience. Boasting an impressive 110 sq m (1186 sq ft) of living space, this property is exceptionally spacious, providing ample room for comfortable living and entertaining.

Upon entering, residents are immediately struck by the sense of grandeur and the meticulous design characteristic of its era. The apartment features a generous reception room, perfect for relaxing or hosting guests, which seamlessly connects to an enclosed balcony. This balcony is a true highlight, offering stunning, uninterrupted sea views that stretch across the English Channel – an idyllic spot for morning coffee or evening sun sets. To the rear of the property, residents can enjoy picturesque downland views, providing a serene contrast to the vibrant coastal panorama.

The accommodation comprises two well-proportioned bedrooms, ensuring privacy and comfort. The master bedroom benefits from an en-suite bathroom, adding a touch of luxury and convenience. A second family bathroom serves the additional bedroom and guests, both finished to a high standard. The layout has been thoughtfully designed to maximise natural light and capitalise on the spectacular surroundings.

Beyond the apartment itself, the building offers an array of premium features designed to enhance security and lifestyle. A 24-hour concierge service provides peace of mind and assistance, while the secure underground parking garage ensures convenience and protection for your vehicle. This is a significant advantage in a sought-after coastal location like Brighton. Furthermore, residents have access to beautifully maintained communal gardens, offering tranquil green spaces to enjoy without the upkeep.

This property represents a unique opportunity to acquire a substantial home in a highly desirable location. The guide price of £450,000 reflects the quality, size, and exceptional features of this apartment. Its prime position on Marine Drive means residents are just moments away from Brighton's vibrant city centre, famous pier, eclectic shops, renowned restaurants, and cultural attractions, all while enjoying the tranquillity of a seafront residence.

Excellent transport links are also readily accessible, connecting you to London and beyond. This Art Deco gem is more than just an apartment; it's a lifestyle choice, offering a blend of historic charm, modern convenience, and breathtaking natural beauty. Early viewing is highly recommended to fully appreciate the scale, views, and unique character of this outstanding Brighton home.





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Education:

Primary: St Mark's, St Luke's

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Waldorf School, Brighton & Hove High, Roedean

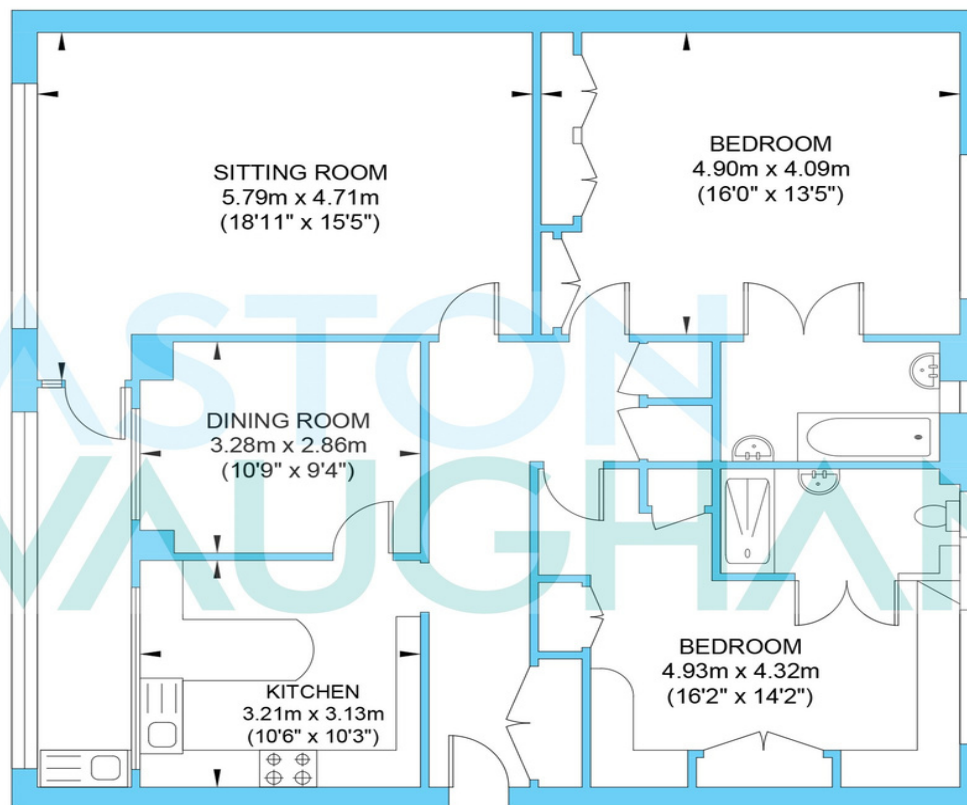
Good to Know:

In one of Brighton's most glamorous seafront locations overlooking the Marina with its world class shops, restaurants, health club and cinemas this apartment, suitable as a full-time home or weekend retreat is also within walking distance of the Brighton Golf Club. A few minutes stroll takes you through the bohemian Kemp Town Village with its eclectic mix of patisseries, bars and restaurants, the theatres of Brighton are within easy reach and so are the Georgian Lanes and the Brighton Pavilion. Close to one of the top ten schools in the country and the Royal Sussex Hospital, buses stop immediately outside meaning that the coast, city centre and Brighton Mainline Station with its fast links to Gatwick and London are all accessible if you don't want to use a car- although don't forget that this apartment comes with on-site parking and a large garage.

The yearly maintenance charge includes a full-time maintenance manager, concierge, refuse collection, gardeners, hot water and seasonal background heating provided by the gas fired boiler plant.



Marine Drive



Fourth Floor
Approximate Floor Area
1186.93 sq ft
(110.27 sq m)

Approximate Gross Internal Area = 110.27 sq m / 1186.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.