Marine Parade, BN2

£350,000

ASTON VAUGHAN

INTRODUCING

Marine Parade, BN2

2 Bedrooms | 1 Bathroom| 1 ReceptionRoom | 754 Sq Ft|

Extending to approximately 754 sq ft, the apartment offers generous lateral living space alongside the architectural charm and presence synonymous with one of Brighton's most recognisable seafront addresses and all rooms have been completely renovated in the last 8 years. The position is particularly special: from the main entrance, the sea is immediately to the right, while the promenade, beach, Sea Lanes and Kemptown are all just moments away.

A central entrance hallway provides access to the accommodation, with the layout flowing naturally from this space. At the front of the apartment is an impressive open-plan kitchen, dining and reception room, stretching to over 21ft in length. With sea views, high ceilings, tall windows, period detailing, decorative cornicing and excellent proportions, this is a beautifully versatile room ideally suited to coastal living.

There is plenty of space for a substantial sofa arrangement, dining table and relaxed entertaining, while the kitchen is positioned neatly to one side. It features shaker-style cabinetry, pale blue metro tiling, a central island topped with bespoke Italian green marble., integrated wine storage and built-in appliances.

The open-plan arrangement creates a natural sense of connection between the kitchen, dining and living areas, making the space both sociable and highly practical. Tall curtains, deep window reveals and understated period detailing add a sophisticated finish, while the generous proportions ensure the room remains comfortable for everyday living.

The apartment has two bedrooms. The principal bedroom is particularly peaceful and elegant, featuring a rich blue feature wall, tall shuttered windows, a built-in window seat, full-height curtains and sufficient space for a large bed and freestanding furniture.

The second bedroom is also generously proportioned and offers considerable flexibility, working equally well as a guest bedroom, home office, dressing room or nursery, depending on requirements.

The contemporary bathroom has been finished with a bath and overhead shower, curved glass screen, large-format tiling, a modern basin positioned over a vanity unit and a heated towel rail.

Royal Crescent Mansions offers an immediate connection to the distinctive rhythm of Brighton’s seafront. From the front entrance, the promenade is only moments away, providing the choice of heading west towards central Brighton, the pier and Old Steine, or east towards Brighton Marina and the Undercliff Walk. The setting lends itself perfectly to morning sea swims, evening walks, drinks on the beach and sunsets throughout the year.

The surrounding neighbourhood provides an exceptional lifestyle setting. Sea Lanes, home to a 50m open-air heated swimming pool and sauna, is right on the doorstep. Nearby, Bison Beach Bar and Fika offer excellent seafront destinations for coffee, drinks and rooftop views.
Marmalade café, Seed n Sprout health food shop and Butler's Wine Cellar are also close at hand, together with the independent shops, pubs, restaurants and cafés found along St James's Street and throughout Kemptown.

Soho House is approximately a 10-minute walk along the seafront, while the beach offers a constantly changing backdrop throughout the seasons — from summer mornings beside the water to winter sunsets and the spectacular murmurations of passing starlings. Central Brighton, the Lanes and North Laine are all within walking distance. Regular bus routes operate along both Marine Parade and St James's Street, while Brighton Station can also be reached on foot, with much of the journey taking you along the seafront.

Education:

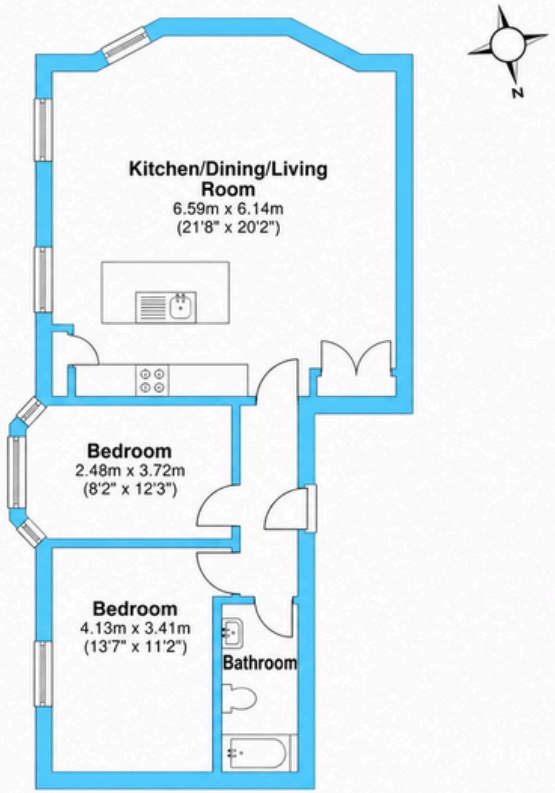
Primary: Queens Park Primary School, Middle Street Primary

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.



Ground Floor

Total area: approx. 70.1 sq. metres (754.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.