



Marine Parade BN2
£400,000

ASTON
VAUGHAN

INTRODUCING

Marine Parade, BN2

2 Bedroom | 2 Bathroom | Chain Free

Occupying a prime seafront position on prestigious Marine Parade, this substantial two-bedroom lower ground floor apartment offers nearly 950 sq. ft. of versatile accommodation, complete with a private street entrance and an attractive south-facing patio garden just moments from Brighton Beach and Kemp Town Village.

This characterful home combines generous proportions with period charm, highlighted by an impressive 22ft living/dining room featuring a striking fireplace, high decorative ceilings, warm wood flooring, and direct access onto the sunny patio garden — an ideal space for relaxing or entertaining by the coast.

The separate fitted kitchen is well arranged with ample worktop and storage space, creating a practical and sociable layout connected to the main reception room.

Both double bedrooms benefit from en-suite facilities, offering flexibility for guests, sharers, or those working from home. The principal bedroom enjoys extensive built-in wardrobe storage and access to a spacious en-suite bathroom, while the second bedroom features its own en-suite shower room. Additional cloakrooms and storage cupboards further enhance the practicality of the apartment.

With approximately 88.2 sq. metres (949 sq. ft.) of accommodation, the property offers an excellent balance of living and bedroom space rarely found in seafront apartments. The private entrance adds to the feeling of independence and privacy, while the south-facing outdoor area provides valuable external space in one of Brighton's most sought-after coastal locations.

Offered to the market with no onward chain and a share of the freehold, this is a rare opportunity to acquire a spacious seafront home in the heart of Kemp Town, within easy reach of Brighton Marina, the city centre, local cafés, restaurants, and excellent transport links.



Location is paramount, and this property excels in its positioning. Situated moments from the eclectic Kemptown Village, residents will enjoy easy access to an array of independent shops, cafes, restaurants, and local amenities. The vibrant Kemptown seafront, with its iconic Sea Lanes lido, is also just a short stroll away, offering opportunities for swimming, sunbathing, and enjoying the coastal lifestyle. For those who commute or require parking, the property falls within Parking Zone C, which notably has no waiting list, a significant benefit in Brighton.

This apartment represents an outstanding opportunity to acquire a stylish, ready-to-move-into home in one of Brighton's most desirable locations. With its private garden, modern interiors, and prime position, it truly offers the best of Brighton living. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional property of premium quality and desirable location of this chain-free offering.







Education:

Primary:

Brunswick Primary School
St Andrew's C of E Primary School
Goldstone Primary School

Secondary:

Blatchington Mill School & Sixth Form College
Hove Park School
Cardinal Newman Catholic School

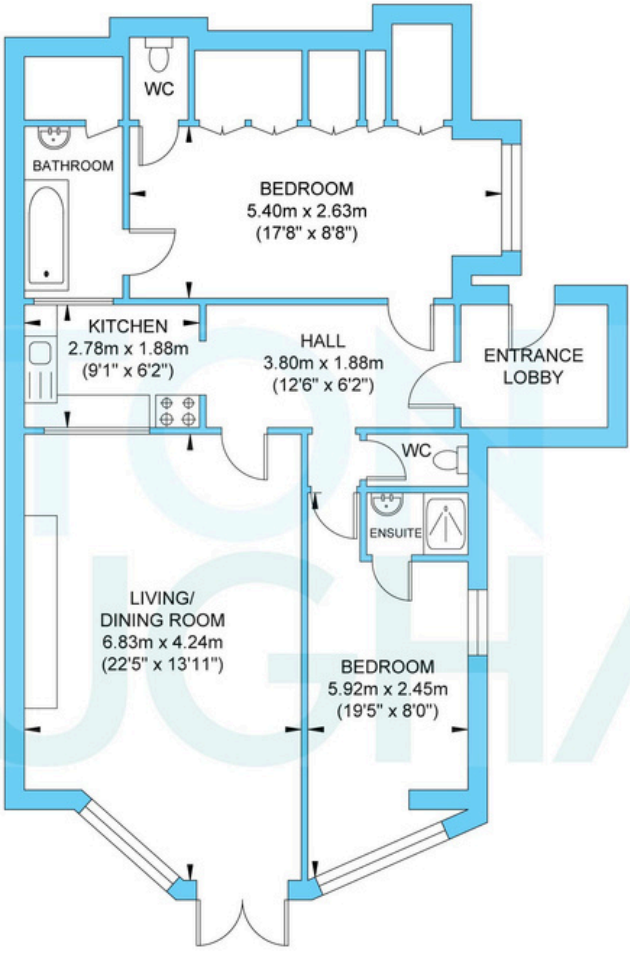
Private:

Brighton College
Lancing College
Windlesham School

Location Guide:

Located in Kemptown, this apartment benefits from excellent access to the city's renowned amenities. From independent boutiques and eclectic eateries to cultural attractions and the iconic seafront, everything is within easy reach. Transport links are superb, with Brighton mainline station providing direct services to London, making it an attractive option for commuters. The vibrant community, coupled with the property's exceptional features, makes this an unmissable opportunity. Local schools are good and major employers like Amex and the County Hospital are all within a 12 minute drive or short bus ride. For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 for the National Park or motorway and A27 for the Amex Stadium and Sussex University.

Marine Parade



Lower Ground Floor
Approximate Floor Area
949.37 sq ft
(88.20 sq m)

Approximate Gross Internal Area = 88.20 sq m / 949.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.