austin gray



D2 Marine Gate

Brighton, BN2 5TN

Asking Price £550,000

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D2 Marine Gate

Steeped in 1930s elegance, Marine Gate remains one of Brighton's most exclusive coastal landmarks. This spacious fourth-floor apartment benefits from manicured communal gardens, a 24/7 concierge, and an on-site maintenance team. While expertly modernized in areas, it offers exciting scope to add value or your own personal stamp. Uniquely, the property includes a rare, substantial private double garage with an attached reception room—an incredibly versatile bonus space perfect for a home office, gym, or the ultimate private "man cave."

Approached via a sweeping driveway and an immaculate communal elevator, the apartment opens into a wide, welcoming hallway. The heart of the home is a magnificent, dual-aspect reception room spanning the depth of the building, offering distinct areas for dining and entertaining. Enclosed balconies on either side frame spectacular year-round views: to the east, yachts glide into Brighton Marina across the English Channel, while the western balcony offers the perfect vantage point for sundowners over the city and the rolling South Downs.















The layout balances luxury with everyday practicality. A well-equipped kitchen features vast storage and integrated appliances, supported by a separate utility room. Both principal bedrooms are substantial doubles with built-in wardrobes, while a highly adaptable third room functions beautifully as a quiet study or guest bedroom. With superb sound insulation and lock-up-and-leave security, this is a unique coastal retreat.

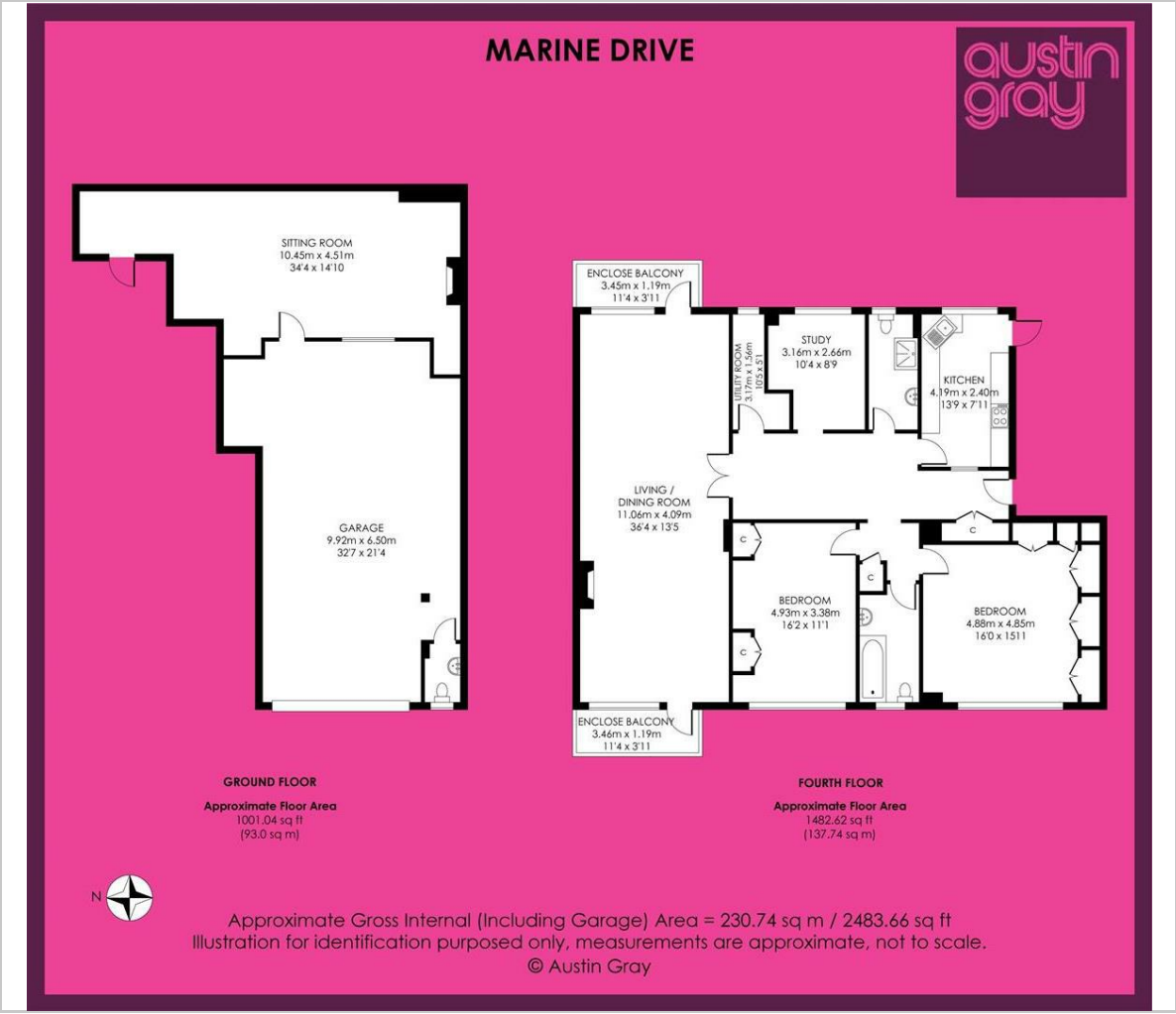
- **Spacious & Iconic Art Deco Living**
- **Three Bedrooms**
- **Spectacular Dual-Aspect Sea Views**
- **Share Of Freehold**
- **24/7 Concierge & Residents Parking**
- **Double Garage & The Ultimate "Man Cave" or Studio Approx 1001 sqft!**
- **Chain Free**
- **A Prime Coastal Hotspot**
- **EPC Rating - C**



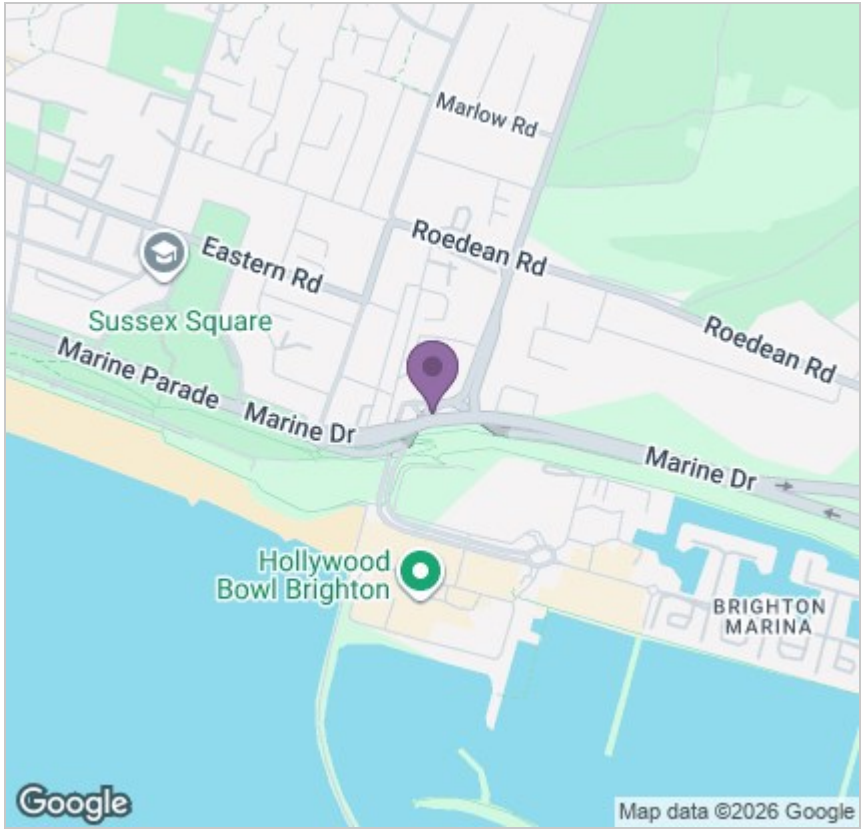




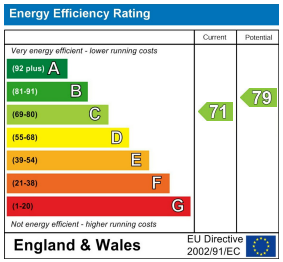
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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