

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

FLAT 3, 45 MARINE PARADE, BRIGHTON, BN2 1PE

Guide Price

£575,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom Apartment located in Brighton

** Guide Price £575,000 - £600,000 **

Elevated high on the third floor of a substantial Regency townhouse on Kemptown Seafront, this generous four-bedroom, four-bathroom apartment boasts iconic views along Brighton's coastline below open skies. Formed from the entire floor, it stretches the depth of this generous building, following the curve on the southerly façade which gives the living room its elegant proportions. All four bedrooms sit peacefully to the rear of the building; three with en suite shower rooms and the fourth with easy access to the main bathroom, ideal for professional sharers looking to live the quintessential Brighton lifestyle by the sea.

Internally, the property has been modernised using a neutral palette of greys and whites, yet there remains huge scope to add value or simply to put your own stamp on the place. It is a blank canvas awaiting some creative flair.

Set back from the seafront road, the main building is striking with an immaculate façade in cream, adorned with gleaming black ironwork balconies. The communal ways are well maintained with stairs rising to the third floor where the door to this apartment is numbered.

Stepping inside, a deep cupboard houses coats and shoes, before the eye is drawn into the living room where sea and skylines fill the room via three gracious sash windows. The curvature of the building provides a large bay for formal dining with the best views in the house, bathed in natural light from the south. There is ample space for entertaining and relaxation on larger furnishings, while the kitchen island creates a second social space for drinks and dinner. Having been modernised more recently, the kitchen is streamlined with slimline composite stone worktops above handle free cabinetry fitted with an integrated oven, induction hob and dishwasher while leaving space for a tall fridge freezer and a washing machine.

Moving through the apartment, all four bedrooms are double sitting off a long corridor stretching through the depth of the flat. Three are en suite with smart white shower units, while the fourth, main bathroom has a shower over the bath. Due to their elevation in the building and position to the rear, looking out over the urban landscape away from the seafront road, they are peaceful rooms so you can guarantee a rested night's sleep.

Vendor's Comments:

"This has been a popular rental property for me due to the size and location. Living so close to the city and the beach has been a huge draw for tenants who love the energy of this vibrant coastal city."

Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

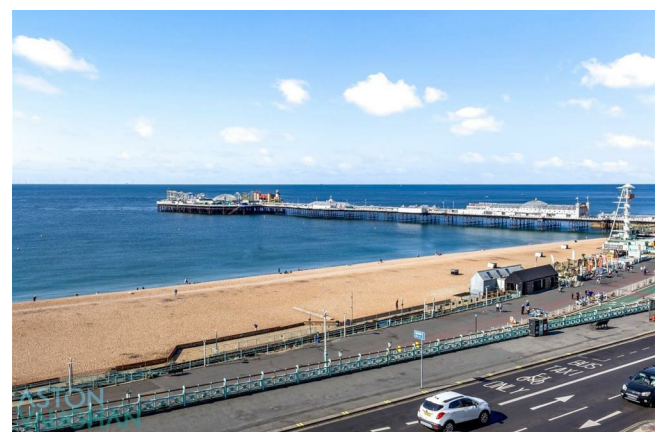
Private: Brighton College and Prep, Montessori School

Good to Know:

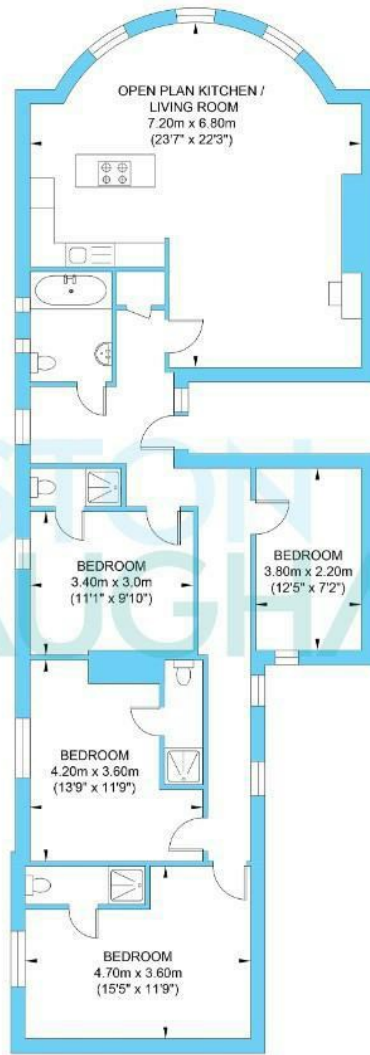
During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline, inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, 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 Parade



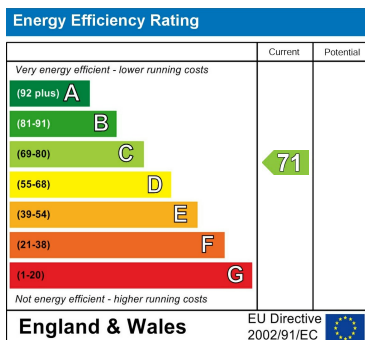
Third Floor
Approximate Floor Area
1235.48 sq ft
(114.78 sq m)

Approximate Gross Internal Area = 114.78 sq m / 1235.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.