



Marine Parade, BN2
Offers in Region of £300,000

INTRODUCING

Marine Parade, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room | 826 Sq Ft

This appealing one-bedroom apartment occupies a highly desirable position on the renowned Marine Parade, in the heart of Kemp Town. Located within one of Brighton's most popular seafront areas, the property blends period features with well-sized accommodation, making it an excellent option for first-time buyers, professionals, a convenient weekend base or buy-to-let investors.

The apartment provides light and well-proportioned living accommodation, complemented by an outstanding coastal location. Brighton Beach is just moments away, while the city centre, Brighton Pier and a wide variety of independent cafés, restaurants and boutique shops are all within comfortable walking distance. Marine Parade is particularly well known for its impressive Regency architecture and sought-after position overlooking the seafront.

At the heart of the property is a spacious open-plan kitchen and reception room, offering a versatile area for both everyday living and entertaining. Generous windows bring an abundance of natural light into the room, creating a bright and airy feel while highlighting the character of the period property.

The well-proportioned double bedroom provides plenty of room for a range of bedroom furnishings, while the modern and practical bathroom completes the accommodation.

With its adaptable layout and exceptional location, the apartment would work equally well as a main residence, a seaside getaway or an investment property.

Marine Parade is regarded as one of Brighton's most desirable seafront addresses and sits within the lively Kemp Town neighbourhood. The beach and promenade are immediately accessible, with Brighton Palace Pier, Sea Lanes, Brighton Marina and the city centre all located within easy reach.







Education:

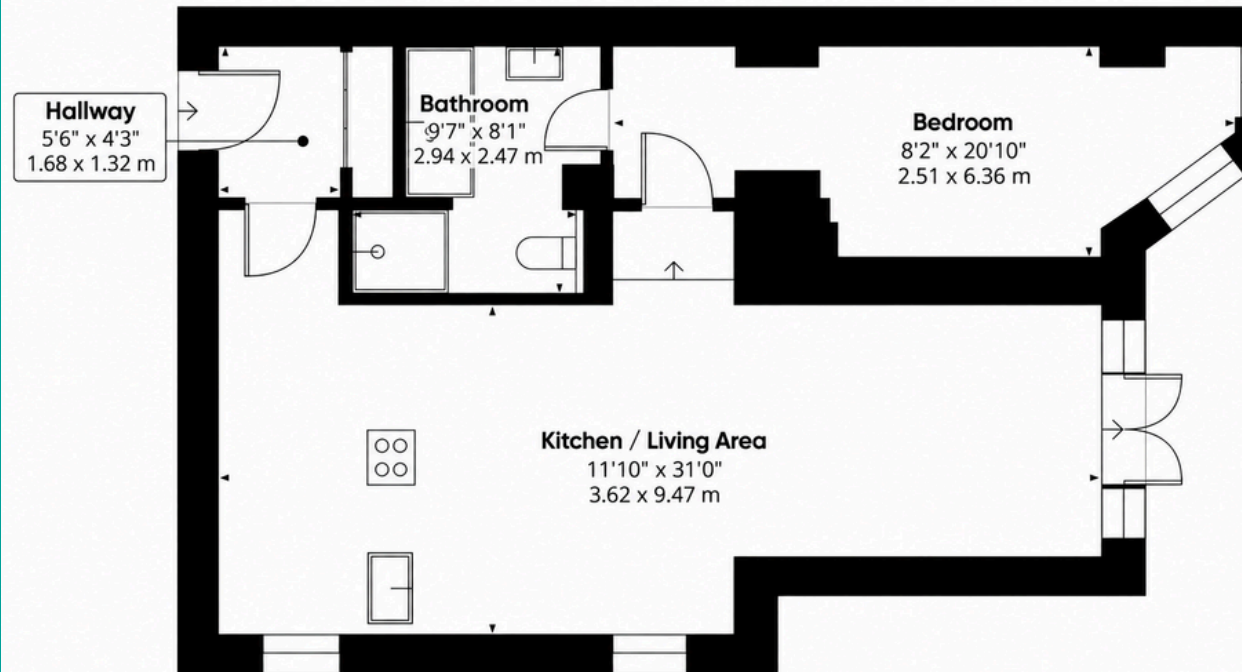
Primary: Queens Park Primary School, Middle Street Primary

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.



Total 630 sqft