



Marine Parade, BN2
Guide Price £1,000,000-£1,100,000

ASTON
VAUGHAN

INTRODUCING

Marine Parade, BN2

2/3Bedrooms | 2 Bathrooms | 1 Reception Room

1882.28 Sq Ft | Direct Sea View | Art Deco Style

Elevator | Private Garden

Taking pride of place on the first floor of a Grade II Listed Regency townhouse on Kemptown Seafront, this bright and generous two-bedroom, two-bathroom apartment enjoys uninterrupted sea views from its elevated position within the house. 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 ballroom-esque proportions. It has a wealth of period features throughout, which include a grand, open marble fireplace in the main reception room, deep skirtings and decorative plasterwork cornicing.

Internally, the decoration is smart and neutral in shades of buttermilk cream and dove-grey with its features picked out in fresh white which will suit all styles of furnishing. It would be possible, however, to reconfigure the layout to provide 3 bedrooms with 2 bathrooms/shower rooms subject to planning permission which would add considerable value due to the prestigious building and location.

Beyond its immediate allure, the property offers considerable flexibility and potential. The current layout includes a spacious shower room that was formerly a third bedroom. Retaining fitted wardrobes and much of its original bedroom configuration, this space could be readily reinstated as a third bedroom, subject to a purchaser's requirements. This adaptability makes the apartment particularly appealing for growing families, those seeking additional guest accommodation, or buyers in need of a dedicated home office.

With its curved façade, ornate ironwork and graciously tall windows, this house is a fine example of Regency architecture, set back from the road behind a neat front garden. Originally one dwelling, the first floor would have been reserved for entertaining, so this apartment benefits from the highest ceilings and the best views within the building. A true bonus is the Art Deco style elevator serving all floors and its own very generous gardens to the rear of the property. A rare find indeed







It is the main reception room which impresses from the moment you enter the flat where you are immediately drawn to the incredible vista in the south. Natural light bathes the room via three full height sets of French windows, following the gentle curve of the building, opening fully to the canopied balcony. These frame the ever changing sea views and skylscapes over the English Channel, while also taking in Brighton Beach's most iconic landmark: The Palace Pier, which twinkles below the starry sky at night. You can sit both in and out, watching the world go by along the prom, listening to the wash of the waves and the calling of the gulls while watching the starling murmuration over the pier.

Internally, this is a superb room which invites entertaining as you can afford space for a sizable dining table and for sumptuous furnishings on which to cosy up on wintry evenings by the open fire. This sits within a striking marble fireplace which is a wonderful focal point to the room adding to the character of the space alongside the classic cornicing high above your head.



The kitchen is separate – which many people prefer, offering a streamlined space for cooking away from the main living room. It is modern, offering plenty of storage and integrated appliances and there is also considerable potential to return to the original configuration of 3 bedrooms

Generous proportions continue moving through the flat where both double bedrooms sit to the rear enjoying open views over the local historic landscape. These are tranquil rooms with tall ceilings, shuttered sash windows and the immaculate decoration shared by the living room. While the principal room has access to an en suite shower room and dressing room, bedroom two has easy access to the main bathroom with a four-piece bath suite. It is within these room where value could be added.

In addition, this apartment also comes with ladder access to two vast loft spaces – a huge bonus when it comes to apartment living and a unique feature for a Regency conversion





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Vendor's Comments:

"This is an incredible home with the beating heart of the city on its doorstep. The views are sensational as they change with the seasons and there is so much to be explored within walking distance. As a sea swimmer I can be out every day and there is always Sea Lanes and the sauna on the beach if you don't want to brave the waves."

Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

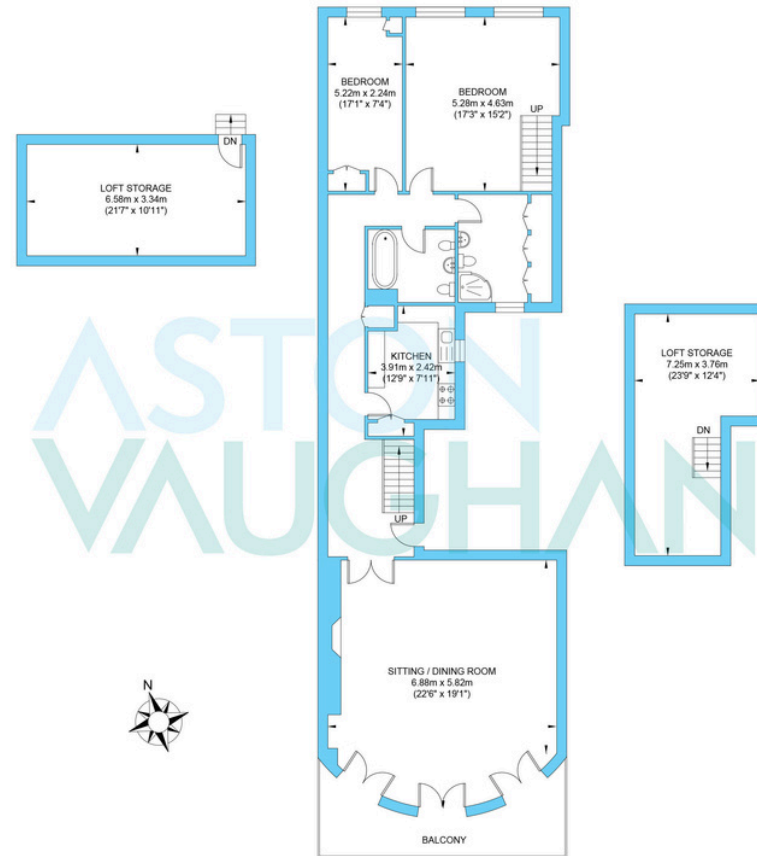
Private: Brighton College and Prep, Montessori School

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



Loft Storage -1
Approximate Floor Area
236.59 sq ft
(21.98 sq m)

First Floor
Approximate Floor Area
1405.01 sq ft
(130.53 sq m)

Loft Storage -2
Approximate Floor Area
240.68 sq ft
(22.36 sq m)

Approximate Gross Internal Area (Including Loft Storages) = 174.87 sq m / 1882.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.