



Marine Parade, BN2

Asking Price £367,500

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Marine Parade, BN2

2 Bedrooms | 1 Bathrooms | 1 Living Room
440 Sq Ft | Kempdown Seafront

This exceptional first-floor flat offers a truly unique living experience in a historic Grade II listed building, with breathtaking, unobstructed sea views from not one, but two walkout balconies. From the spacious main living area, you can gaze over both piers and Brighton Marina, enjoying panoramic sights that stretch across the coastline. Near floor-to-ceiling sash windows ensure the room is bathed in natural light throughout the day, enhanced by ceilings over 3.2 meters high, creating a sense of airy elegance. Modern conveniences like multiple 13amp plug sockets and brand new LVT flooring by Floorify are thoughtfully included, blending period charm with contemporary living.



The heart of this home is a brand new, premium Howdens kitchen finished in a chic Sandstone Matte. Never before used, it features top-of-the-line Bosch appliances, including a built-in dishwasher, oven, hob, washer dryer, microwave, and fridge/freezer. The kitchen is designed for both beauty and functionality, with warm white dimmable spotlights, multiple plug sockets for your convenience, and modern safety features like new smoke and heat alarms. Imagine washing up with views of the Brighton Palace Pier right from your window, adding a touch of coastal charm to your daily routine.

The master bedroom is a serene retreat, large enough to accommodate a King Size bed along with additional furnishings, and it too boasts a walkout balcony with the same stunning sea views. The bathroom complements the luxurious feel of the flat, with a powerful Mira electric shower ensuring excellent water pressure. The property also offers communal amenities such as an elevator, a telephone buzzer entry system, and secure postal boxes, all while being within walking distance of Kemptown, Brighton Pier, and the vibrant local scene. This flat not only offers an unparalleled living experience but also a piece of Brighton's rich history, nestled in the early 19th-century Chain Pier House, once home to the famed Captain Samuel Brown.



LOCATION GUIDE

Good to Know

Shops: St James' Street 2 minutes, The Lanes and Pavilion a 10 minute walk

Train Station: Mainline 15 minutes by bus

Seafront or Park: Seafront opposite, Queen's Park about 5 minutes

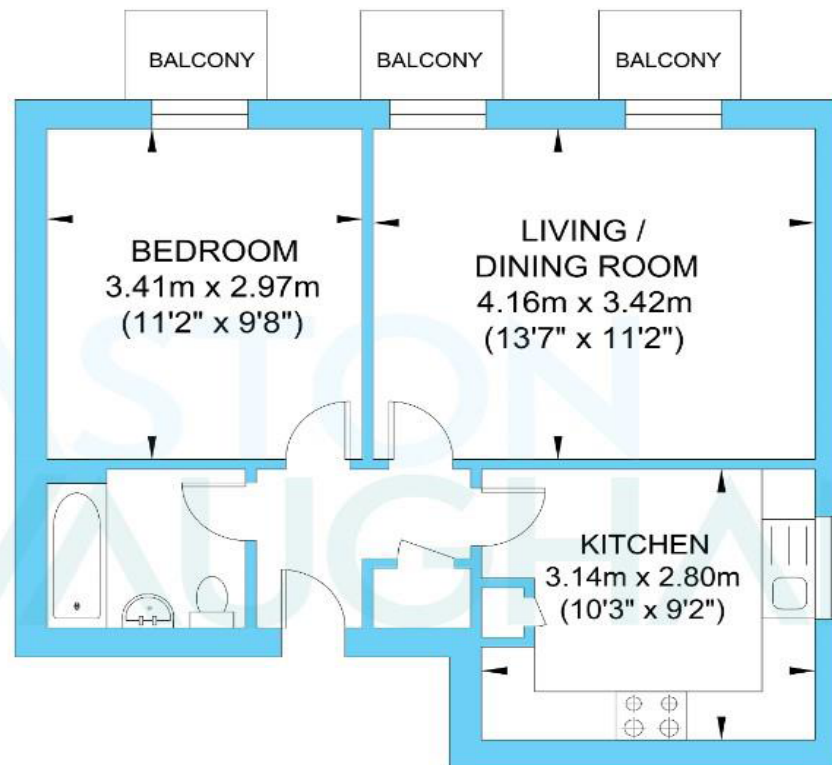
Education

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Private: Brighton College, Brighton Steiner, Brighton & Hove High, Roedean

In a fashionable area you'll be on the beach or exploring the bohemian shops and cafés at the end of a one way lane to its side in 2 minutes. The cultural heart of the city with its theatres, bars and historic Lanes are within a stroll and the buzz of the central district and harbourside amenities of the Marina are also easy to reach. Queen's Park with a playground, pond and cafés is not far and ideal for professionals, Kemptown hosts the hospital, Amex and law courts as well as one of the top 10 schools in the country – Brighton College. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15 minutes by bus. If you use a car, this spacious apartment is in permit zone C which has no waiting list at the time of writing.



First Floor
Approximate Floor Area
440.78 sq ft
(40.95 sq m)

Approximate Gross Internal Area = 40.95 sq m / 440.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.