



Marine Parade, BN2

Offers In Excess Of £800,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Marine Parade, BN2

3 Bedroom | 1 Bathroom | 1 Reception Room
1368sq ft | Direct Sea Views

Welcome to this stunning 3-bedroom apartment, situated on the second floor of a magnificent Regency townhouse on Kemptown Seafront. Full of elegance and sophistication, this residence offers a luxurious living experience in one of Brighton's most desirable locations.

As you enter the apartment, you're immediately drawn to the grandeur of the lounge. Featuring beautiful wooden flooring, high ceilings, and three expansive windows that frame panoramic views of the sparkling sea, this space effortlessly blends charm and functionality, providing the perfect setting for relaxation or entertaining guests.



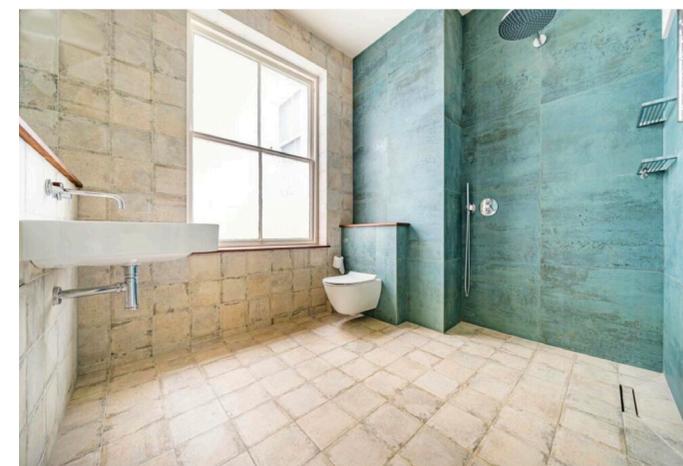
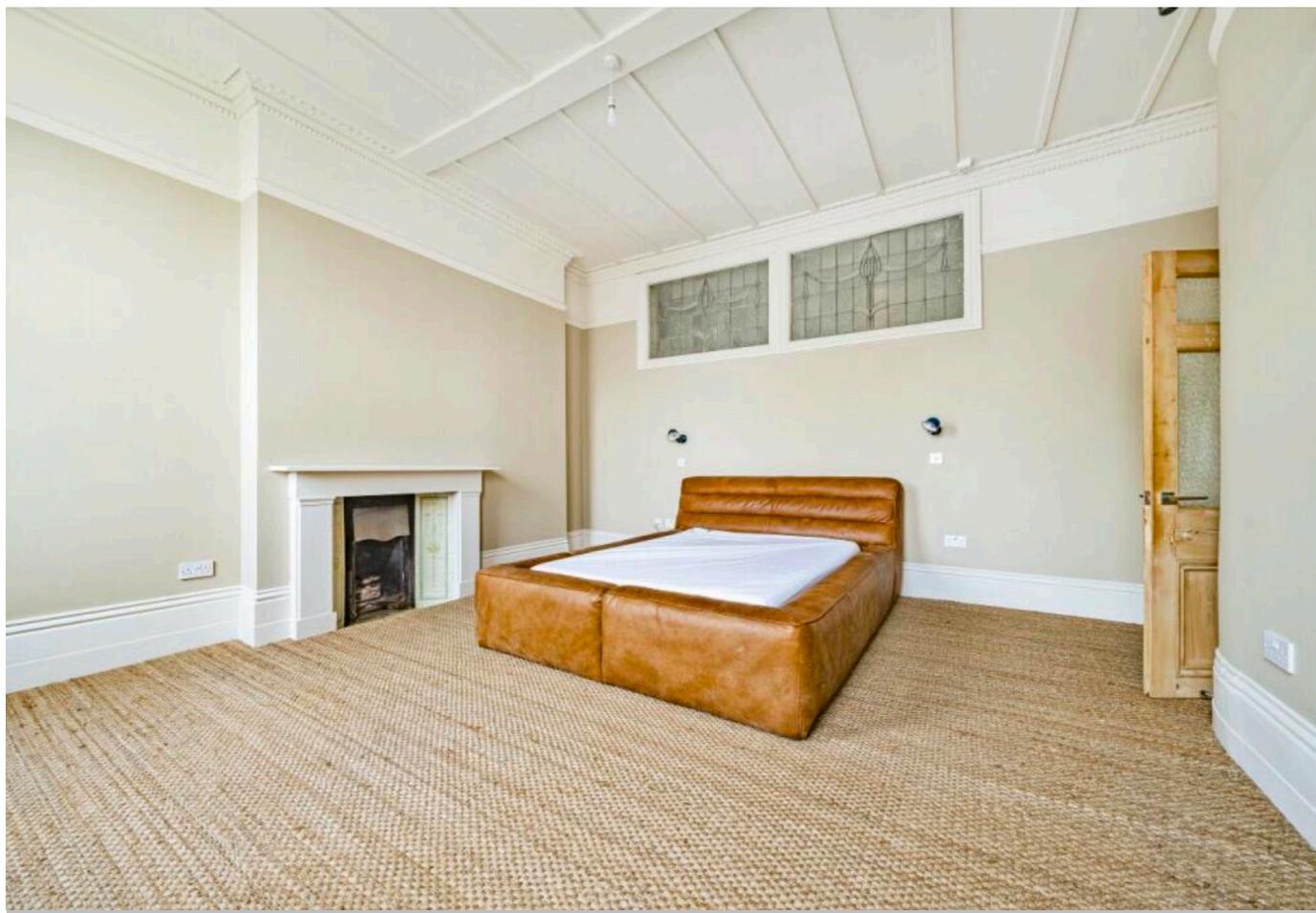
The modern kitchen is sleek and stylish, fitted with contemporary appliances that cater to the needs of culinary enthusiasts while maintaining a sense of elegance and practicality.

The bathroom is a true sanctuary, complete with underfloor heating and a wet room area with a luxurious waterfall shower. Every detail has been meticulously designed to offer a sophisticated yet comfortable space for unwinding.

At the rear of the apartment, you'll find a spacious master bedroom and two additional double bedrooms, each offering a peaceful retreat away from the hustle and bustle of daily life.

This apartment exemplifies luxurious living, blending timeless Regency charm with modern comforts. Whether you're admiring the seafront from the lounge or indulging in the stylish bathroom, every moment in this residence offers the perfect balance of relaxation and elegance.

Located on Kemptown Seafront, this property enjoys easy access to a wealth of amenities, including boutique shops, cafes, and restaurants, as well as the vibrant atmosphere of Brighton's iconic seafront promenade.



OWNER'S THOUGHTS

"The views never tire, always inspire, whatever the season, and the skies light up during the morning and night with sunsets, sunrises and stars. As a sea swimmer one could 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:

In a highly sought-after area, this apartment offers the beach at your doorstep and bohemian shops and cafés just behind. The city's cultural hub, with its theatres, bars, and the historic Lanes, is within walking distance, while the lively city center and harborside amenities of the Marina are also easily accessible.

Queen's Park, with its playground, pond, and cafés, is nearby, providing a lovely green space. Kemptown is home to key local amenities, including the hospital, Amex, law courts, and Brighton College, one of the top 10 schools in the country.

For those commuting, the mainline station with fast links to Gatwick and London is about 15 minutes by bus. If you drive, this charming flat is located in permit zone C, which has no waiting list for parking permits.

Marine Parade, Brighton, East Sussex, BN2

Approximate Area = 1368 sq ft / 127 sq m

For identification only - Not to scale

