



Marine Parade, BN2
Offers In Excess Of £500,000

ASTON VAUGHAN
Sales and Lettings

20



75

INTRODUCING

Marine Parade, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room
824 sq ft | Direct Sea Views & Balcony

Taking pride of place on the first floor of a Grade II Listed Regency townhouse on Kemptown Seafront, this bright and generous one-bedroom 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 marble fireplaces in every room, deep skirtings and decorative plasterwork corning.



Internally, the decoration is smart and neutral in shades of cream and calico to suit all styles of furnishing. It would be possible, however, to modernise throughout, adding considerable value due to the prestigious building and location.

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. What's more, the entire building has been extensively refurbished externally and the common ways have been redecorated.

It is the main reception room which impresses from the moment you enter the flat where your line of sight takes you through the building from the front door to the incredible vista in the south. Natural light streams in through three full height windows, following the gentle curve of the building, opening fully to the balcony. These frame the ever-changing sea views and skylines, while also taking in Brighton Beach's most iconic landmark: The Palace Pier, which twinkles below the 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, the calling of the gulls and the starling murmuration over the pier – bliss.

Internally, this is a superb room which invites entertaining as it opens to the kitchen and breakfast room to create one vast and social space. You can afford space for a sizable dining table and for comfortable furnishings on which to cosy up on wintery evenings.

Built around a central island and breakfast bar, the kitchen can become a second, informal social space. It offers a huge amount of storage in cream, wooden cabinetry alongside an integrated oven, gas hob, microwave, fridge, freezer and washer/dryer, leaving space and plumbing for a dishwasher.

Stepping down, through the entrance hall, the bedroom holds a tranquil and private position to the rear of the building. Another marble fireplace adds period charm and character while dual aspect windows bring in plenty of natural light. The spacious and airy en suite bathroom, newly tiled in white and redecorated, has a bath with shower over. There is also access to sizeable loft storage space.



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:

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.

