

FREEHOLD



House - Terraced (EPC Rating: )

**23 MARINE SQUARE, BRIGHTON, BN2 1DN**

Offers In Excess Of

**£1,750,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 5 Bedroom House - Terraced located in Brighton

SOLD BY ASTON VAUGHAN

Located on Brighton's lively seafront, this Grade II listed Regency townhouse offers the chance to enjoy coastal living in the sought-after Kemp Town area. Positioned within a charming terrace, the property benefits from lovely views of the English Channel and the central square in front.

With high ceilings and classic period features like original fireplaces and decorative coving, the home has plenty of character. While the traditional décor could use some updating, it still feels warm and inviting. The views, stretching across Brighton Beach and the sea, are a standout feature of this property.







Approximate Total Floor Area 302. SQ.M. (3249 SQ.FT.)

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.