



Marine Parade, BN2
Asking Price £725,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Marine Parade, BN2

2 Bedroom | 1 Bathroom | 1 Reception Room
1277sq ft | Exclusive seafront terrace

Tucked away on the lower floor with large windows to let light flow through, the elegant living room with a wood burning stove leads out to a secluded, south terrace for entertaining, guests can relax in complete seclusion in a stunning kitchen dining room and the two peaceful bedrooms, each with custom built wardrobes to fill, don't share a wall – or a bathroom as the principal bedroom is en-suite. With vibrant cafés, bars and restaurants as well as staples like supermarkets and pharmacies, sociable Kemptown hosts Pride, racecourse, the pier, the marina and So-Ho house, buses take you to every part of the city if you don't want to walk and now is the time to buy with substantial improvements taking place along the seafront.



Inside the apartment, ceilings rise to restful heights, beautiful proportions are inviting, storage is discreet but plentiful and the creative contemporary interior design has replaced many of the historic features including intricate cornices.

Ahead, the sophisticated living dining room has an impressive 5.48 x 5.37m (17'11 x 17'7) of versatile space to spread into and a rare, wood burning stove to enjoy. Twin, ceiling high windows bathe the room with sunshine whilst broad French doors open to the terrace, ideal for entertaining. There's an easy flow to the design-led kitchen where high windows ensure there's plenty of light but also privacy for guests – a rare commodity important in a spot favoured by celebrities. Expertly planned with ample space for a large table by downlit shelves, streamlined units are topped by gleaming granite and high spec appliances include a fabulous multi-fuel range which could stay, subject to circumstance.

Quiet and comfortable at the back of this substantial apartment, the guest bedroom is a peaceful refuge with 4.78 x 4.04m (15'8 x 13'3) to relax in. With generous proportions and a big window it is airy as well as stylish with custom made wardrobes. Just around the corner, the luxury bathroom is a dream come true, large enough for a stately bath with a traditional shower attachment as well as a dual head shower above it - and there is also natural light in herel.

With the generous proportions only Regency properties can deliver and triple windows almost filling the gracious sweep of the south wall, the principal bedroom is a restful refuge, beautifully decorated with bespoke, mirrored wardrobes delivering organised storage and an en-suite shower room which has a soothing, designer finish that you won't want to change.



OWNER'S THOUGHTS

"This is a beautiful terrace to live in, unusually quiet with friendly neighbours – and the sea is just opposite where the beaches have a lot to offer with water sports, an open air pool, saunas and café bars to choose from. The village shops at the end of the lane open early and close late if you're a health professional or flying in from Gatwick. The Village has everything you need, from great restaurants to a bookstore, deli, chemist, Co-Op and St George's Church which hosts events sometimes. You can walk to the arts venues of the famous Lanes or to the casino, health club, cinemas or waterfront restaurants of the Marina – or take a cab or bus. East Brighton Park has sports facilities too and leads to fantastic countryside walks (with a café for breakfast after), and Queen's Park has tennis courts and is popular with parents at the college and local primary schools, too. Zone H has no waiting list and you can buy permits for visitors."

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Good to Know:

Village shops 2 mins walk

St Luke's Ofsted outstanding 5 mins car

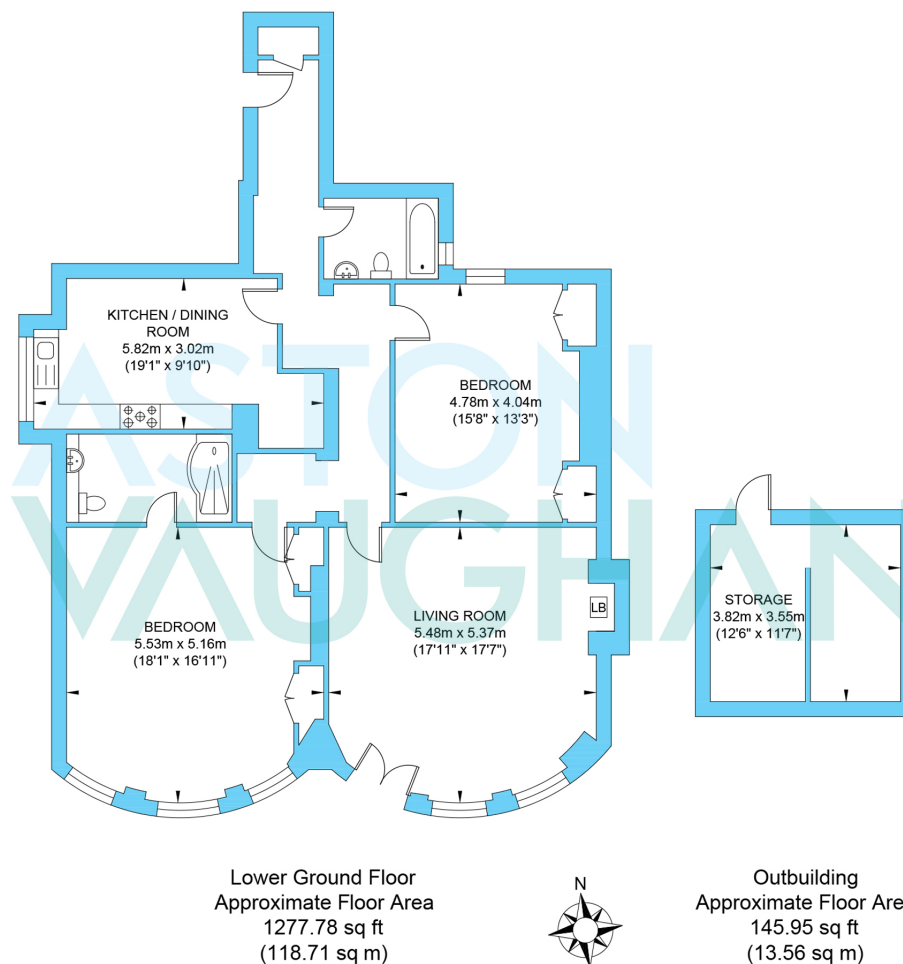
Brighton College 8 min walk, 3 by car

County Hospital 5 mins walk 2 by car

Sea 1 mins walk

Station 15-20 mins bus, 7-10 by cab

Marine Parade



Approximate Gross Internal Area (Excluding Outbuilding) = 118.71 sq m / 1277.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.