



Marine Parade, BN2

Guide Price £1,750,000-£1,850,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Marine Parade, BN2

4 Bedrooms | 2 Bathrooms | 1 Bedroom Annex | 2411 sq ft

This charming, four-bedroom house with a south-facing garden, sea views from the upper floors, and a self-contained one-bedroom annexe sits on a picturesque, flower-lined lane leading to the sea in Kemptown Village. A minute from the beach with a new Lido and cafés, it's just 3 minutes' walk to Brighton College, 5 minutes to Royal Sussex County Hospital, and about 7 minutes by cab to Brighton Station (15 by bus), with direct trains to Gatwick and London. One of the few detached properties in this exclusive historic area, it offers a rare blend of beauty and convenience.

Nestled in sought-after Kemptown Village, this private home boasts a welcoming design, a spacious country garden, and a sunny kitchen/breakfast room opening to child and pet-friendly grounds. Four bright double bedrooms, two luxury bathrooms (one en-suite), a study, utility room, and large cellar enhance family living. The attached annexe suits inter-generational living or an au pair. Close to Queen's Park, a farmer's market, and a scenic seafront stroll, it offers 1,724 sq. ft across three stories.





THE ENTRANCE, LIVING ROOM & CELLAR

The entrance is bright and welcoming, with wooden flooring providing a warm, practical touch and access to a spacious cellar that once served as a music studio. Rustic French doors open into a sophisticated reception room measuring 22'10 x 14'2 (6.97m x 4.31m), offering ample space to unwind. Guests can relax in privacy, enjoying the charm of two exposed brick fireplaces and serene leafy views, creating a perfect blend of comfort and character.

THE KITCHEN DINER & UTILITY ROOM AND GARDEN

This extended, family-friendly kitchen-diner features a south-facing glass wall that opens to the garden, vaulted skylights, and a social, sunlit design. Centered around a spacious dining area, it combines shaker units with solid wood surfaces for timeless style. Thoughtfully planned with a pantry, tucked-away appliances, limed oak flooring, and underfloor heating, it's ideal for all seasons.

The south-facing garden is a secure, scented retreat with historic flint walls, a large, level lawn, mature cherry and fig trees, and a sun deck. A 4m x 2m shed, with street access and electric, is perfect for bikes, canoes, or storage.

THE GUEST ROOM, LUXURY BATHROOM AND STUDY

The first of the generous double bedrooms is bright and cheerful of dual aspect with garden views. Ideal for guests it is opposite the surprisingly big bathroom which has a soothing finish and room for both a tub and separate walk in shower.

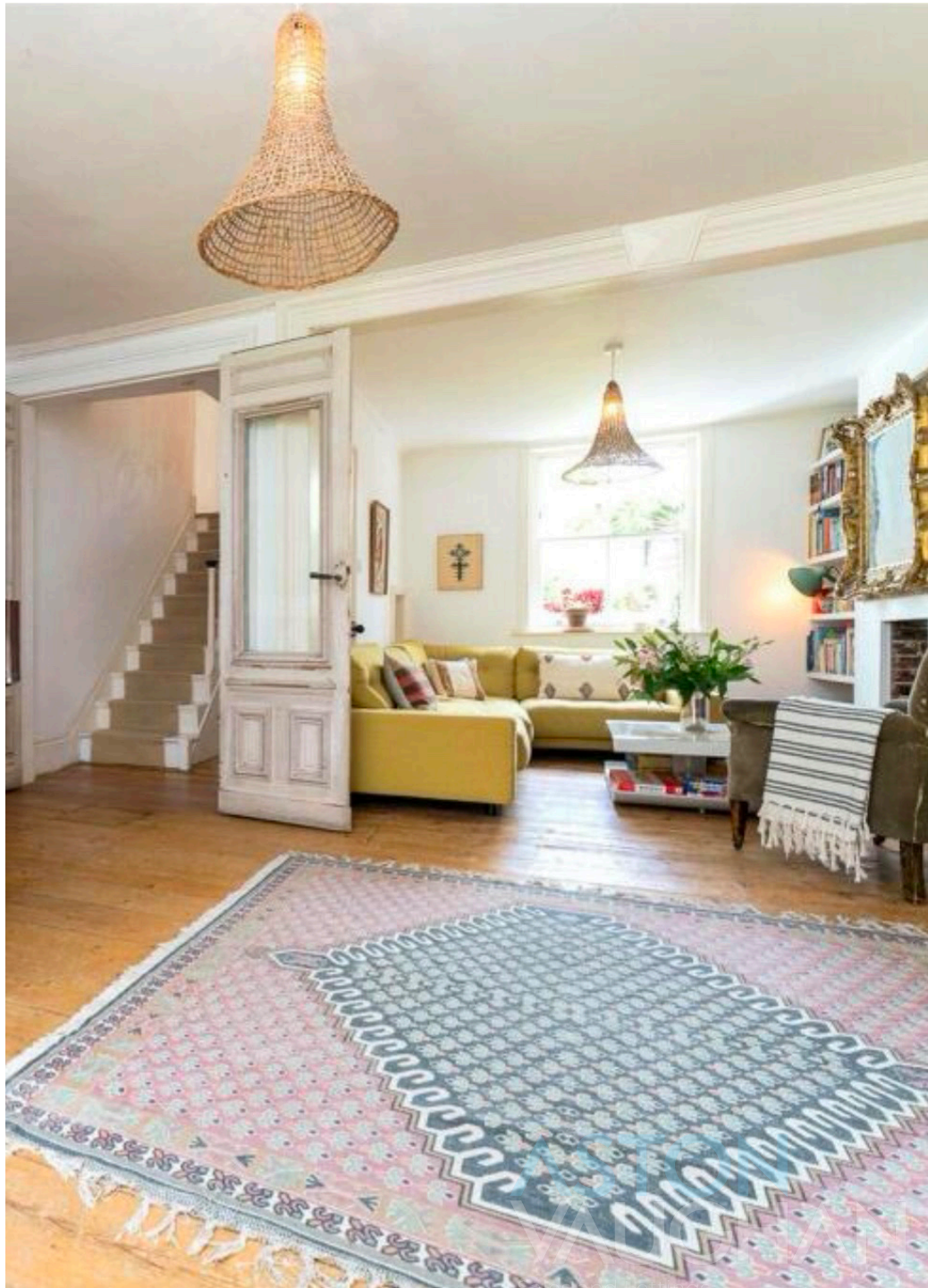
Central to the first floor but nicely secluded, the quiet home office has space to share and fitted shelving.

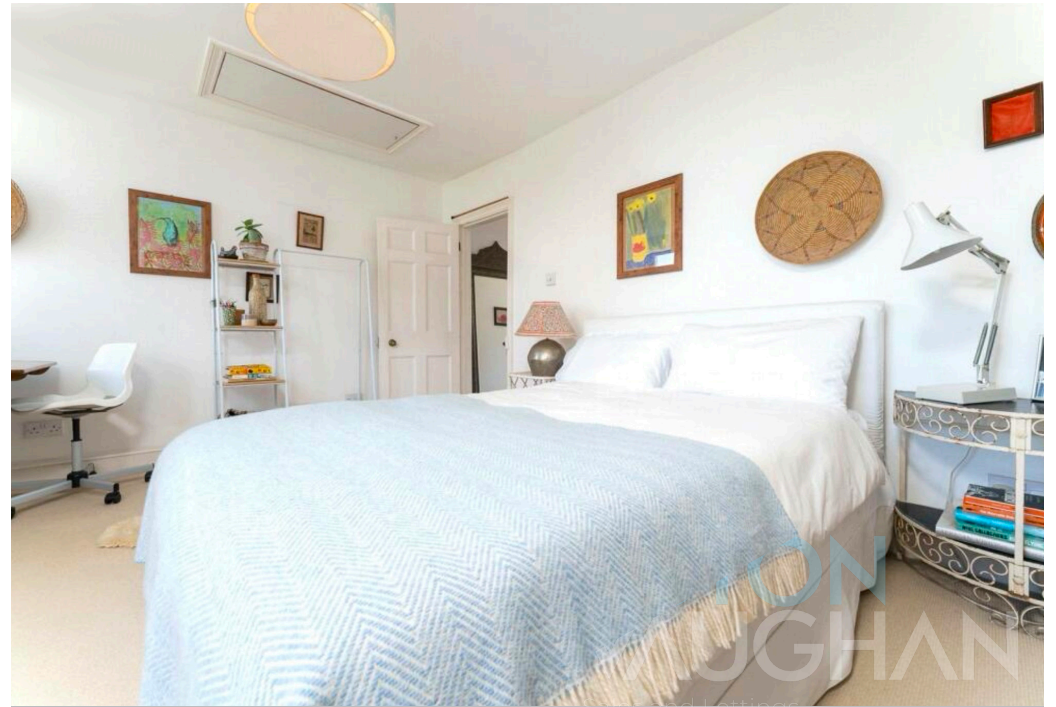
THE PRINCIPAL BEDROOM, EN-SUITE AND TOP FLOOR BEDROOMS

A calm retreat with glorious sea views, the principal bedroom is all about relaxing in a special setting. with 17'4 x 14'2 (5.29m x 4.31m) in which to unwind the garden ensures privacy and a gentle wake up to bird song. With the romantic proportions only a period home can deliver, it has two tall windows to flood the room with light and discreet built in closets lead through to a chic en-suite shower room.

Two more double bedrooms on the top storey are peaceful and light, with plenty of character of their own. At the front, the bedroom of 14'2 x 11'6 (4.31m x 3.50m) looks over to open water, whilst at the back, the smallest room – which still has 11'5 x 7'0 (3.47m x 2.13m) to play with, has garden views and fitted wardrobes. It is worth noting that there is a false wall to the west, and the current owners considered extending into that space to create one fabulous, sea-facing en-suite room on this level.





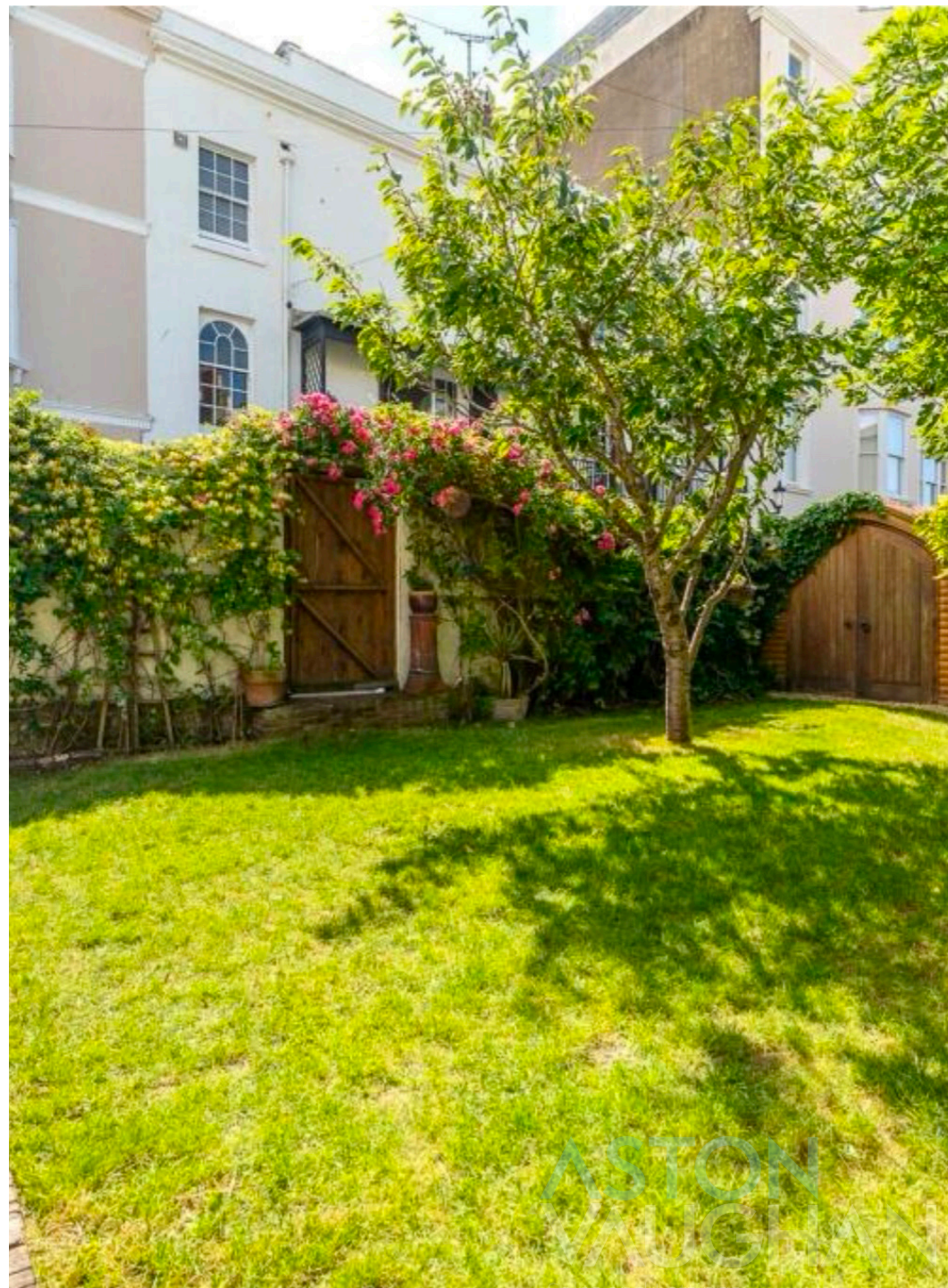


THE ONE BEDROOM ANNEXE

Light and spacious, the one bedroom annexe is simple but stylish and offers versatile options, perfect for visiting family, relatives who need a little tlc, an au-pair, lucky teenager or older children saving to get a foot on the ladder.

Owner's secret:

"We've loved this happy home for its celebrations, relaxed design, and community. Neighbors became friends (the kids even pop next door via a ladder!), and parks, schools, and shops are close by. The house is airy in summer, cozy in winter, with versatile spaces and a Californian feel near the sea."



LOCATION GUIDE

What's around you:

Shops: Local 1 min walk., The Lanes 10-15 minutes to walk, 5ish by taxi.

Train Station: Brighton Station 15 minutes by bus.

Seafront or Park: Seafront 3 mins on foot, Queen's Park 3 mins by car, 8 on foot.

Closest schools:

Primary: St Luke's, Queen's Park, St Mark's.

Secondary: Varndean or Dorothy Stringer.

Sixth Form: Varndean, BHASVIC, BIM, MET.

Private: Brighton College, Brighton Steiner, Brighton and Hove High.

Kemptown Village, one of Brighton's most desirable areas, offers a vibrant lifestyle with volleyball courts, a new Lido, and beaches perfect for relaxation. Known for its al fresco vibe, independent shops, and a farmer's market, it also boasts schools like Brighton College, hospitals, Amex, and the Marina's restaurants. Queen's Park, with its café and playground, is a local favorite, while central Brighton's theatres, Lanes, and St James' Street are just a scenic stroll away. With excellent bus links, proximity to Brighton Station, and easy access to major roads, it's perfect for city and commuter life.

