



Marine Parade, BN2
Asking Price £1,000,000

ASTON
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Sales and Lettings

INTRODUCING

Marine Parade, BN2

3 Bedrooms | 2 Bathrooms | 1 Living Room | 1490 sq ft |
Balcony | Sea Views

This flat is simply breath-taking in its proportions. Lovingly restored to its full glory it has many original features including an ornate marble fireplace; intricate coving; ceiling roses; panelled walls and huge shuttered windows and a large balcony with direct sea views.

This Regency terrace forms part of the original Kemp Town estate conceived by Thomas Read Kemp in the 19th Century. It's grand and stately and has all the features that you would expect from such regal buildings.

This flat is located on the first floor which is easily accessed via the wide, Regal, red-carpeted curved staircase in the main entranceway. As you go in the front door you come into a hallway that's as large and elegant as the rest of the flat with panelled walls and a chandelier which wouldn't look out of place in the Royal Pavilion.





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As you go through the kitchen there's a bespoke office space before you come to the bedrooms. There are three bedrooms in total. The first is a fabulous guest room. To maximise the height, and to be able to accommodate as many guests as possible, a mezzanine floor has been added which gives space for another double bed – perfect as a family room.

Next door is the master suite. This is an extraordinary room with huge sash windows looking out onto landscaped gardens below. Intricate cornicing edges the vast ceiling and there is a whole wall of built-in wardrobes and an ensuite shower room with a beautiful orange bowl sink and walk in shower unit. The third bedroom is smaller but still a generous double with a window onto the light well and there's a family bathroom next door with a utility cupboard and access to the huge loft.

While the back of this flat is impressive, the front is simply breath-taking. This room has everything – high ceilings, stunning original cornicing, French windows to the balcony, a marble fireplace, wood-burning stove, amazing coving and a beautiful ceiling rose. It's hard to capture the splendour of this flat in words; it needs to be seen to be fully appreciated and is a fabulous example of the architecture that has made Brighton famous.







Owner's secret:

"I've loved living in this flat — the sea views never get old. Whether it's watching the sunrise over the water with a morning coffee or catching the golden light at sunset, the balcony has always been my favourite spot. The layout works really well — it's spacious but still feels cosy. The three bedrooms gave me flexibility over the years. The living space flows nicely out to the balcony, which makes it great for entertaining. It's been a calm and uplifting place to come home to, with everything Brighton has to offer just a short walk away. Now it's time for someone new to make their own memories here. I hope they'll enjoy it as much as I have."



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.

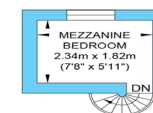
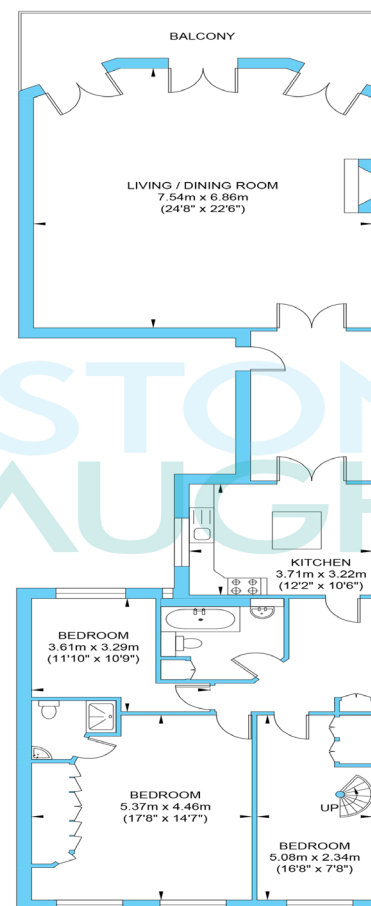
Secondary: Varndean or Dorothy Stringer.

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.

Marine Parade



First Floor
Approximate Floor Area
1444.84 sq ft
(134.23 sq m)

Mezzanine Level
Approximate Floor Area
45.85 sq ft
(4.26 sq m)

Approximate Gross Internal Area = 138.49 sq m / 1490.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.