



Marine Parade, BN2

Guide Price £650,000-£675,000

ASTON
VAUGHAN

INTRODUCING

Marine Parade, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room
1306 Sq Ft | Penthouse |

Spanning the top floor of an exceptional mansion house facing south on Kemptown Seafront, this elegant two-bedroom penthouse apartment benefits from uninterrupted sea views, stunning period features and over 1300 sq. ft. of living space to play with. Generous proportions can be found throughout, alongside carefully considered modern fixtures and fittings which elevate the space, ready for the modern lifestyle.

These exquisite Regency mansion houses have an air of grandeur like no other. Since their inception at the beginning of the 19th Century they have attracted many to live a prestigious lifestyle on the South Coast. The exterior of this building bears the quintessential features of the Regency era to include classic Doric columns and gleaming black railings to the front. Stepping into the communal hallways and stairwell, the scale of this magnificent building becomes apparent, and is thankfully continued inside this apartment on the top floor.

A long corridor stretches the depth of the flat, culminating in the living room at the far end. It is from here you gain the most exquisite sea views and skylines forming an ever-changing backdrop to the room. Gazing out along the coast, you can see the twinkling lights of the Palace Pier to the west and the famous harbour of Brighton Marina to the east, and with the windows open during summer, you can hear the gentle wash of the waves to the shore. Inside, this is a stunning room with ochre walls, an original marble fireplace and warm wood floors which bring both style and substance to the space. There is ample space on here for entertaining, formal dining or simply relaxing after a long day.





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Easily accessible next door, the kitchen provides another social space with a large peninsula island breakfast bar set below pendant lighting. Streamlined cabinetry in charcoal grey pairs beautifully with white Corian worktops and brick tiled splashbacks, subtly lit by concealed under unit LEDs. Within the units, dual ovens, an induction hob, wine chiller, microwave, fridge freezer, dishwasher and washing machine are integrated and will stay, so you can move straight in with relative ease.

Within the long hallway, sweet steps rise to a skylight, creating shelving for potted plants or ornaments below natural light. The hallway feels like a room in its own right, ready for decorating with beautiful artworks on tall white walls, with space for side boards, coat stands and more. At the far end, the bedrooms and bathrooms sit peacefully away from the main living areas, equally beautiful with period character and charm.



Bedroom two has an easterly aspect with a tall, shuttered window which allows the morning light to filter in. There is space for a double bed and freestanding furnishings, while the main bathroom is conveniently next door. This has a modern take on a period style with slate floor tiles and brick tiling around the bath. The shower is nicely separate.

The principal room in azure blue boasts a chic en suite bathroom with a marble wash stand and a rainfall shower to fully refresh you in the morning before work. Mirrored wardrobes provide a huge amount of clothes and shoe storage for two and two tall sashes frame charming views over the local historic landscape to the north. As with all the windows in the house, these are shuttered, providing complete darkness when needed for weekend lie-ins.







Vendor's Comments:

"This is such a wonderful place to live, in a flat which has always been a joy to return home to. It is incredibly peaceful here, elevated above the city with the most charming views from both sides which never tire. Kemptown has its own energy and friendly community with plenty to enjoy within walking distance, and the sea is lovely for swims and beach walks at any time of year."

Education:

Primary: Queen's Park Primary, Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Montessori

Good to Know:

Brighton is 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 I 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.



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