



Marine Square, BN2

Guide Price £1,750,000 - £1,895,000

INTRODUCING

Marine Square, BN2

7 Bedrooms | 5 Bathrooms | 4 Reception Rooms | 2677 Sq Ft |
Self-contained two-bedroom apartment on the lower ground |
East facing walled patio garden, full width west facing balcony
and access to garden enclosures.

Occupying a prized west-facing position on Marine Square, this outstanding Grade II listed Regency townhouse rises over five elegant storeys and enjoys beautiful sea views from the upper four floors, looking across the square's manicured private gardens to the ever-changing horizon beyond.

Recently the subject of extensive refurbishment – including entirely new roofs – the house has been carefully restored to honour its striking Regency architecture while introducing the comfort and efficiency expected of modern living. As one of the townhouses that continue to shape the character of Marine Square, it contributes to the square's distinctly quiet, neighbourly feel. With no through-road and no rear access from the square, the setting remains remarkably peaceful despite being positioned just moments from the seafront.

Residents also benefit from the rare privilege of exclusive access to Marine Square's private gardens, an immaculately kept green space set peacefully at the centre of the terrace. Despite its iconic seafront setting, the square itself feels remarkably tranquil, tucked away from the bustle of the promenade and without through access to Kemp Town Village, creating a calm, almost village-like atmosphere just moments from the sea.

Unusually for a property of this type, the house also retains internal access to a fully renovated lower ground floor apartment with two double bedrooms, offering superb flexibility for guests, multi-generational living or independent accommodation. Across the principal house, the graceful proportions typical of the Regency era remain intact, with an additional five bedrooms and four bathrooms arranged across the upper levels. A series of reception rooms span the lower, ground and first floors, providing exceptional versatility for family life and entertaining, with doors opening out to the communal gardens, a full-width balcony and a private walled rear patio.

Just moments away lies the vibrant heart of Kemp Town Village, where an eclectic mix of independent cafés, restaurants, artisan shops and welcoming pubs create one of Brighton's most characterful neighbourhoods. From here, the city centre, North Laine shopping district and Brighton's mainline station can all be reached on foot, while the seafront lies quite literally at the end of the square, offering immediate access to the promenade and uninterrupted coastal views.

The eastern seafront continues to evolve as one of Brighton's most exciting coastal destinations, with ongoing regeneration bringing new energy to the area. Among the highlights is the recently restored Victorian lift connecting Marine Drive to the promenade and the new heated outdoor swimming pool, alongside an ever-growing selection of stylish eateries and waterfront dining spots.





The location is also highly regarded for its excellent educational options, with prestigious independent schools such as Brighton College and Roedean nearby, alongside a number of well-regarded state schools. With its historic architecture, coastal outlook and proximity to the city's cultural and culinary scene, this distinguished townhouse occupies one of Brighton's most desirable seafront addresses.

Designed and built in 1824, these elegant townhouses form part of one of the earliest Regency terraces on Kemp Town's celebrated seafront. Believed to have been conceived by the renowned architects Amon Wilds and Charles Busby, the buildings are Grade II listed and display the striking architectural detailing typical of the period, their grand façades inspired by the distinguished terraces of London. It was developments such as these that established Brighton as one of the most fashionable coastal resorts of the 19th century — a reputation for elegance and desirability which endures more than two centuries later.

While many of these impressive houses have since been divided into apartments, this particular property has remained a single residence, preserving its original proportions, layout and sense of Regency grandeur. The exterior has been beautifully maintained by the current owners, its façade finished in a soft buttermilk cream with architectural detailing picked out in crisp white. Gloss black iron railings and the canopied balcony provide striking contrast, while a pillar-box red front door offers a welcoming flourish of colour.

Stone steps descend to the separate lower ground floor apartment, while the principal entrance opens into the house itself, where the scale and elegance of the Regency interior immediately become apparent. Soaring ceilings are adorned with original corbels and intricate cornicing, and engineered oak flooring flows seamlessly into the first reception room to the left.

Beautifully arranged across two open yet distinct spaces, the kitchen and dining room enjoy a desirable westerly aspect, with views across the square towards the sea beyond. In the afternoon, warm natural light filters through the tall windows, illuminating the dining area where an open fireplace creates a welcoming focal point. With ample room to seat eight around a formal dining table, it provides an elegant setting for both everyday family meals and more convivial gatherings.

The adjoining kitchen has been thoughtfully designed to combine practicality with style. A central island offers additional seating at a sleek stainless-steel breakfast bar, lending the space the feel of a contemporary professional kitchen. Along one wall, bespoke larder shelving provides an attractive and highly functional display for dried goods, glassware and crockery, while stainless steel worktops offer generous preparation space between open shelving and streamlined cabinetry. Integrated appliances are neatly arranged for ease of use, with twin ovens positioned within a tower unit, a Quooker tap for boiling/fizzy/cold filtered water, and space allocated for a tall fridge freezer, ensuring the kitchen is as practical as it is visually refined.





Bedroom five completes the ground floor alongside a contemporary shower room lined in white metro brick. This would be ideal as a guest bedroom or workspace tucked away from the main living areas.

Commanding the highest ceilings within the house, the principal reception room is an impressive and light-filled space. Full-height sash windows open onto the west-facing balcony, allowing natural light to flood the room and illuminate the soft white walls and pale oak flooring. Deep skirting boards and finely detailed original cornicing trace the perimeter, lending the space an unmistakable sense of Regency elegance, while the neutral palette provides a versatile backdrop for a wide range of contemporary furnishings.

With the windows open, the gentle sound of the sea can often be heard drifting up from the promenade below, while cool coastal breezes flow through the room on warm summer days. From the balcony, there are wonderful moments to enjoy the ever-changing coastal scene — watching the sky glow at sunset or the starlings gathering in murmuration above the pier.

To the rear of the room, an additional area currently accommodates a generous home office overlooking the patio garden below. This adaptable space could equally serve as a television snug, library or playroom, offering flexibility to suit the needs of modern family life.

The principal bedroom suite is the most generously proportioned of all the bedrooms, enjoying the finest of the sea-facing views and the graceful scale characteristic of the Regency era. The room easily accommodates a king-size bed alongside several pieces of bedroom furniture, while a dressing table sits perfectly within the deep bay window where it benefits from the most beautiful natural light.

Decorated in a calm, neutral palette, the space offers a serene retreat and a versatile blank canvas for new owners. Practical fitted clothes rails have been thoughtfully installed within the alcoves, providing ample storage without interrupting the elegant lines of the room. The adjoining en suite is finished in a timeless monochrome scheme, with glossy wall tiles and a spacious walk-in shower fitted with a generous rainfall head.

Bedrooms two, three and four are located on the top floor, creating a peaceful and private level within the home. Bedroom two benefits from its own contemporary en suite shower room, while all three rooms are comfortably sized to accommodate double beds. Each enjoys a calm and restful atmosphere, making them equally well suited as guest bedrooms, creative spaces or home offices, depending on the needs of the household.

Bedrooms three and four are served by the family bathroom on the floor below, where a deep bath provides the perfect place for bathing younger children or unwinding after a long day. Together, these rooms offer flexible accommodation ideal for family living or welcoming visiting guests.





With its own private entrance and a secluded rear patio garden, the self-contained lower ground floor apartment offers excellent flexibility, whether for rental income, multi-generational living or welcoming visiting guests. The living room is comfortably proportioned, providing ample space for both relaxation and formal dining, while the kitchen is well equipped with a range of appliances and generous storage.

The apartment has two well-sized bedrooms, each capable of accommodating a double bed, which share a stylishly appointed shower room and separate W/C. From here, doors open onto a charming walled patio garden, creating a peaceful outdoor retreat and enhancing the apartment's appeal for independent living or rental potential in this highly sought-after location.

Importantly, the original internal staircase between the main house and the lower ground floor has been retained, allowing the apartment to remain connected to the principal residence if desired. This thoughtful arrangement makes it particularly well suited to family members seeking a degree of independence while remaining close by.







Vendors' Comments:

"This has been a wonderful home for us, with plenty of space for everyone to spread out and enjoy their own areas. Waking each morning to look out of the windows at the sea is something we have never taken for granted, and hadn't realised would come to mean so much to us - simply enjoying the sea and sky views as the light changes throughout the day is magical. We have had wonderful family parties in the dining room, and the first floor reception rooms are beautifully bright during the day and incredibly restful in the evening. An additional bonus is the late afternoon light on our balcony just at the right time for an aperitif!

For us, Marine Square and gardens is the best square in Brighton – something we hadn't realised when we moved in. Tucked in off the seafront, just far enough from traffic and sea winds, it's a bright and peaceful haven in very easy reach of the city centre. Being a no-through-road, everyone who passes along the square lives here, giving it a wonderful sense of community between incredibly friendly neighbours.

We use the facilities at the Sea Lanes complex on the beach in front of our square all the time, especially the pool, yoga, café and bar. We take daily walks along the seafront for exercise, and always walk into the centre of Brighton as it's so quick and easy. For us, Kemp Town Village is the only place in Brighton and Hove we would want to live. The village is friendly, warm and vibrant, with a wonderful bakery, great pubs, independent shops, delis, cafés and restaurants. We appreciate being able to walk straight out of our door, up to the race course and fields beyond or along the Undercliffe Walk to beautiful Rottingdean and Saltdean.

We have found a new project we're excited to take on, but will stay nearby — once you've lived this close to the sea in this community, it's very hard to imagine living anywhere else."

Education:

Primary: Queens Park Primary, St Luke's Primary,

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC, BHASVIC

Private: Brighton College, Brighton College Prep, Roedean School, Lancing College Prep. Montessori, Brighton Girls

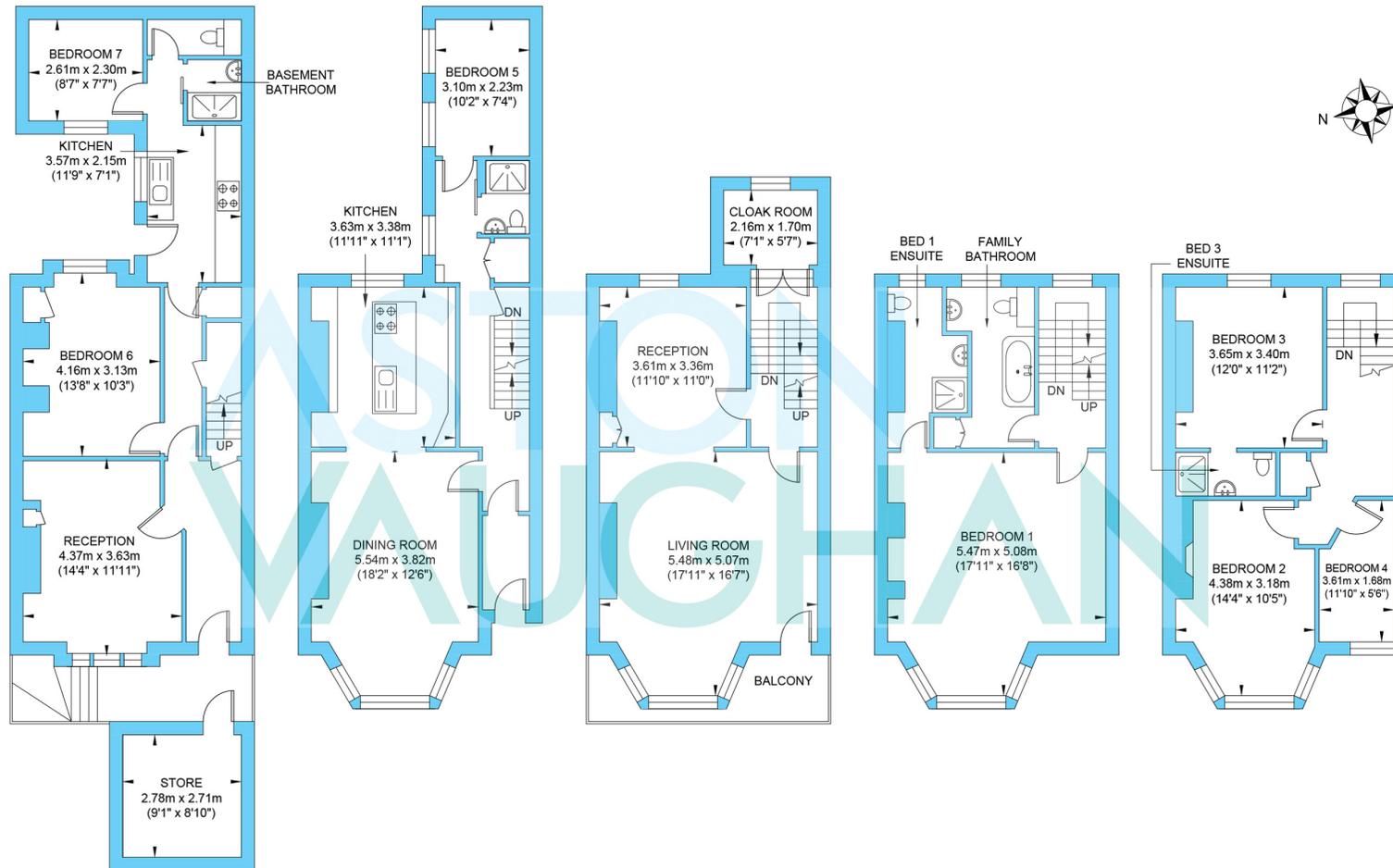
Good to Know:

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital.

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.



Marine Square



Lower Ground Floor
Approximate Floor Area
650.03 sq ft
(60.39 sq m)

Ground Floor
Approximate Floor Area
592.66 sq ft
(55.06 sq m)

First Floor
Approximate Floor Area
512.25 sq ft
(47.59 sq m)

Second Floor
Approximate Floor Area
461.34 sq ft
(42.86 sq m)

Third Floor
Approximate Floor Area
461.34 sq ft
(42.86 sq m)

Approximate Gross Internal Area (Excluding Outside Store) = 248.76 sq m / 2677.62 sq ft

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