



Marine Gate, BN2

£425,000

INTRODUCING

Marine Gate, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room | 892 Sq Ft | 24 Hour Concierge Security | Beautiful Communal Gardens | Underground Parking in Secure Garage

Nestled within the prestigious and iconic Art Deco Marine Gate building, this exceptional two-bedroom, two-bathroom purpose-built apartment offers a rare opportunity to acquire a residence with unparalleled coastal charm and modern conveniences. From its elevated position, the property commands truly stunning sea views, providing a captivating backdrop to everyday living. Imagine waking to the sound of waves and enjoying your morning coffee whilst gazing out over the English Channel, a vista that changes beautifully with the seasons.

The apartment itself is thoughtfully designed, featuring a spacious reception room that maximises the natural light and the glorious outlook. The layout provides a comfortable and inviting atmosphere, perfect for both relaxing and entertaining. The two well-proportioned bedrooms offer peaceful retreats, with the added benefit of two bathrooms, ensuring convenience and privacy for residents and guests alike. The inclusion of a second bathroom is a significant advantage, enhancing the functionality and appeal of the home.

Beyond the immediate sea views, the property also benefits from delightful downland views to the rear, offering a contrasting yet equally picturesque landscape. This dual aspect ensures a bright and airy feel throughout the day, with different perspectives to enjoy from various rooms.

Marine Gate is renowned for its comprehensive amenities and secure environment. Residents benefit from 24-hour concierge security, providing peace of mind and a high level of service. The building's secure underground parking garage is a highly sought-after feature, offering convenience and protection for your vehicle, a true luxury in a bustling coastal city like Brighton. Furthermore, the beautifully maintained communal gardens provide a serene outdoor space, perfect for leisurely strolls or simply enjoying the fresh sea air.

This iconic 1930s Art Deco building is a landmark on Brighton's coastline, celebrated for its distinctive architecture and historical significance. Living here means becoming part of a unique community, enjoying a blend of classic elegance and contemporary living. The location offers excellent access to Brighton's vibrant city centre, with its eclectic mix of shops, restaurants, and cultural attractions, all whilst being able to retreat to the tranquility of your coastal haven. This apartment represents an outstanding opportunity for those seeking a sophisticated lifestyle by the sea, combining comfort, security, and breathtaking views.





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Education:

Primary: St Mark's, St Luke's

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Waldorf School, Brighton & Hove High, Roedean

Good to Know:

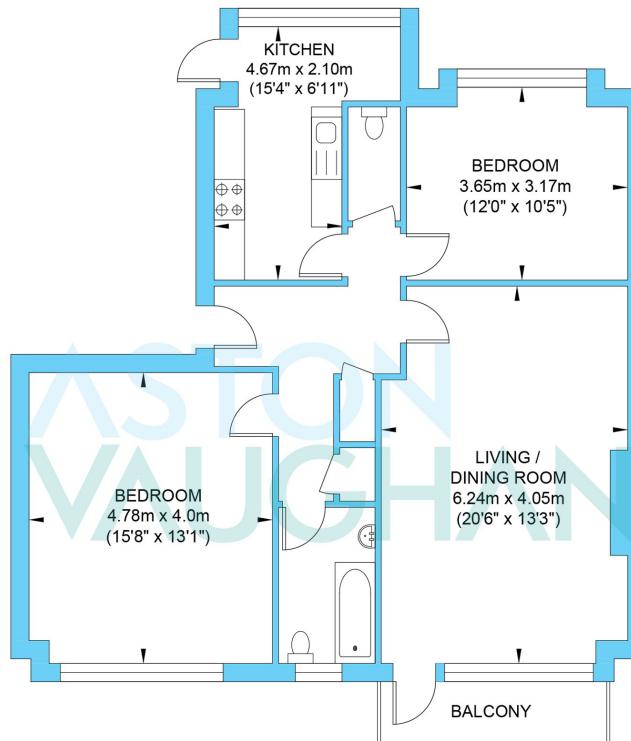
In one of Brighton's most glamorous seafront locations overlooking the Marina with its world class shops, restaurants, health club and cinemas this apartment, suitable as a full- time home or weekend retreat is also within walking distance of the Brighton Golf Club. A few minutes stroll takes you through the bohemian Kemp Town Village with its eclectic mix of patisseries, bars and restaurants, the theatres of Brighton are within easy reach and so are the Georgian Lanes and the Brighton Pavilion. Close to one of the top ten schools in the country and the Royal Sussex Hospital, buses stop immediately outside meaning that the coast, city centre and Brighton Mainline Station with its fast links to Gatwick and London are all accessible if you don't want to use a car- although don't forget that this apartment comes with on-site parking and a large garage.

The yearly maintenance charge includes a full-time maintenance manager, concierge, refuse collection, gardeners, hot water and seasonal background heating provided by the gas fired boiler plant.



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Marine Gate



Approximate Floor Area

892.0 sq ft
(82.9 sq m)

Approximate Gross Internal Area (Excluding Balcony) = 82.9 sq m / 892.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.