



Marine Parade, BN2

**Guide Price £400,000-£425,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Marine Parade, BN2

2 Bedrooms | 2 Bathroom | 1 Reception Room | 957 sq ft | Lower ground floor with own entrance

An exceptional opportunity awaits to acquire a spacious two-bedroom apartment, perfectly positioned on Marine Parade in the highly soughtafter Kempthorne area of East Sussex. This delightful property presents an ideal blend of historic charm and modern convenience, making it perfect for a variety of buyers, from those seeking a permanent residence to a stylish coastal retreat.

Nestled within a magnificent Grade II listed building, this lower ground floor apartment benefits from its own private entrance, providing a sense of exclusivity and ease of access. Upon entering, you are greeted by a well-proportioned living space, offering ample room for relaxation and entertaining. The reception room is bright and inviting, providing a comfortable environment for everyday living.

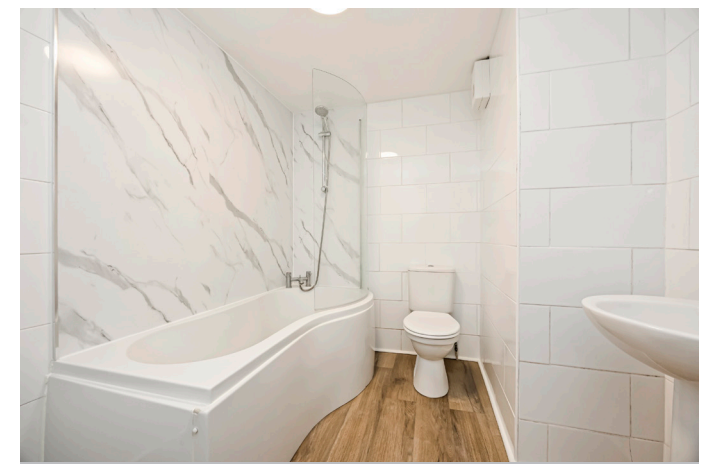


The apartment features two generously sized bedrooms, ensuring comfortable accommodation. The master bedroom benefits from a private en-suite bathroom, offering a touch of luxury and convenience. Additionally, there is a separate, well-appointed second bathroom, catering to guests or residents of the second bedroom. Both bathrooms are finished to a good standard, providing functional and attractive spaces.

One of the most compelling aspects of this property is its enviable seafront location. Residents can enjoy the invigorating sea air and the picturesque views that Marine Parade is renowned for. The vibrant Kemptown neighbourhood is on your doorstep, offering an eclectic mix of independent shops, cafes, restaurants, and bars, all contributing to its unique bohemian atmosphere. The area is well-served by public transport, providing easy access to Brighton city centre and its wider array of amenities, including the mainline railway station with direct links to London.

Living in Kemptown means being part of a thriving community with a rich history and a lively cultural scene. From leisurely strolls along the promenade to exploring the local boutiques, there is always something to do. The proximity to the beach offers endless opportunities for outdoor activities, from swimming and sunbathing in the warmer months to invigorating walks during the cooler seasons.

This apartment represents a fantastic opportunity to own a piece of East Sussex's desirable coastline. Its spacious layout, two bathrooms, private entrance, and prime location within a historic building make it a truly unique offering. Early viewing is highly recommended to fully appreciate the charm and potential of this superb Kemptown property.







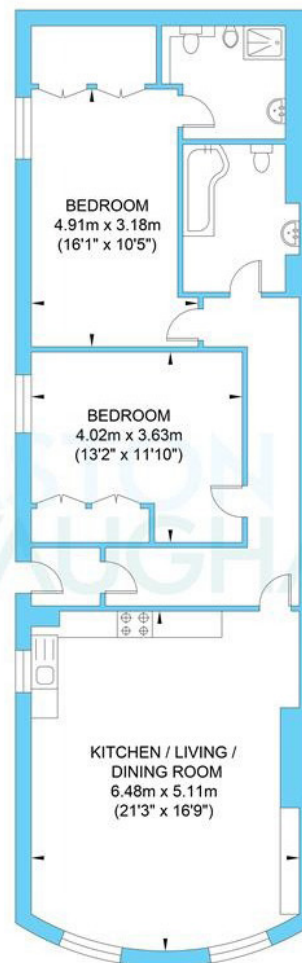
### Education:

Primary: Queens Park Primary School, Middle Street  
Primary  
Secondary: Varndean and Dorothy Stringer, Cardinal  
Newman RC  
Private: Brighton College and Prep, Montessori School

### Good To Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline, inspired by Nash's regal homes in London. Brighton is now 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 II 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 awardwinning 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-fifteenminute 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

## Marine Parade



Ground Floor  
Approximate Floor Area  
957.66 sq ft  
(88.97 sq m)

Approximate Gross Internal Area 88.97 sq m / 957.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.