



*Marine Parade, Brighton*  
*BN2 1DD*

mishons

# A Unique and Versatile Sea-Facing Residence on Marine Parade...

Offering breathtaking sea views and a wealth of period charm, this exceptional apartment on Marine Parade seamlessly blends timeless elegance with modern versatility.

With two private entrances, the most inviting route leads through the handcrafted kitchen - an immediate showstopper with its gorgeous parquet flooring, ample worktop space, and sash windows that flood the room with morning light.

The hallway guides you to the tranquil principal bedroom, a peaceful retreat complete with a contemporary ensuite and views of your private courtyard garden.

Towards the front of the building, another generous double bedroom enjoys abundant natural light, built-in wardrobes, and a spacious ensuite bathroom. Highly adaptable, this room can effortlessly serve as a separate living space or an occasional guest room, catering to a variety of lifestyle needs.

Ascending to the upper level, you are met with the striking grandeur of the main living area. Towering ceilings, exquisite period detailing, and a charming log burner create a space that is both sophisticated and inviting. The room's expansive layout allows for distinct lounge and dining areas, all set against the stunning backdrop of uninterrupted sea views across Marine Square and beyond.

Also on this level, is the third bedroom which benefits from its own bathroom and period charm, offering further flexibility, particularly as you can exit the property to the main hall way of the building. Throughout the apartment, an abundance of cleverly integrated storage ensures practicality without compromising style.

Externally, residents have access to Marine Square's exclusive communal gardens—one tailored for pets and barbecues, the other a serene retreat for relaxation and entertaining. Just moments from the seafront, this exceptional home perfectly balances grandeur, comfort, and adaptability in one of Brighton's most sought-after locations.

 **Guide Price** £800,000

-

£850,000

\*Share of freehold.

3



1



3



D









TOTAL FLOOR AREA:

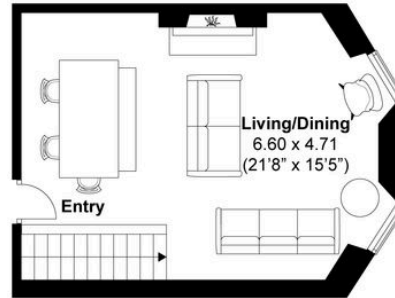
1491.59 sqft | 138.57 sqm

Marine Parade, Brighton  
Approximately 138.57 sqm (1491.59 sqft)

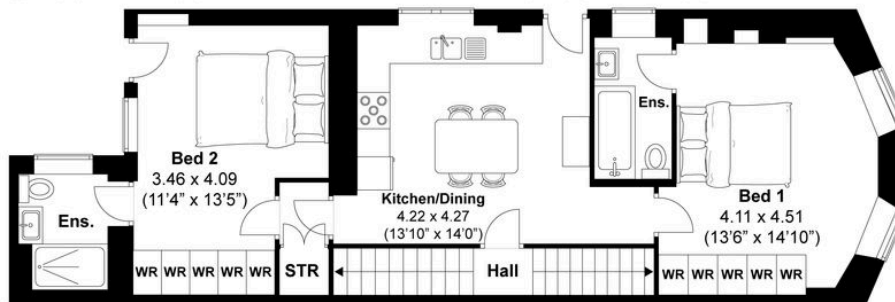
mishons



GROUND FLOOR



GROUND FLOOR



LOWER FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

---

### *Mishons* & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram  
@wearemishons or visit [mishons.com](http://mishons.com)