



## D2 Marine Gate

Brighton, BN2 5TN

Offers In The Region Of £600,000



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Steeped in 1930s elegance, Marine Gate remains one of Brighton's most exclusive coastal landmarks. This spacious fourth-floor apartment benefits from manicured communal gardens, a 24/7 concierge, and an on-site maintenance team. While expertly modernized in areas, it offers exciting scope to add value or your own personal stamp. Uniquely, the property includes a rare, substantial private double garage with an attached reception room—an incredibly versatile bonus space perfect for a home office, gym, or the ultimate private "man cave."

Approached via a sweeping driveway and an immaculate communal elevator, the apartment opens into a wide, welcoming hallway. The heart of the home is a magnificent, dual-aspect reception room spanning the depth of the building, offering distinct areas for dining and entertaining. Enclosed balconies on either side frame spectacular year-round views: to the east, yachts glide into Brighton Marina across the English Channel, while the western balcony offers the perfect vantage point for sundowners over the city and the rolling South Downs.





The layout balances luxury with everyday practicality. A well-equipped kitchen features vast storage and integrated appliances, supported by a separate utility room. Both principal bedrooms are substantial doubles with built-in wardrobes, while a highly adaptable third room functions beautifully as a quiet study or guest bedroom. With superb sound insulation and lock-up-and-leave security, this is a unique coastal retreat.

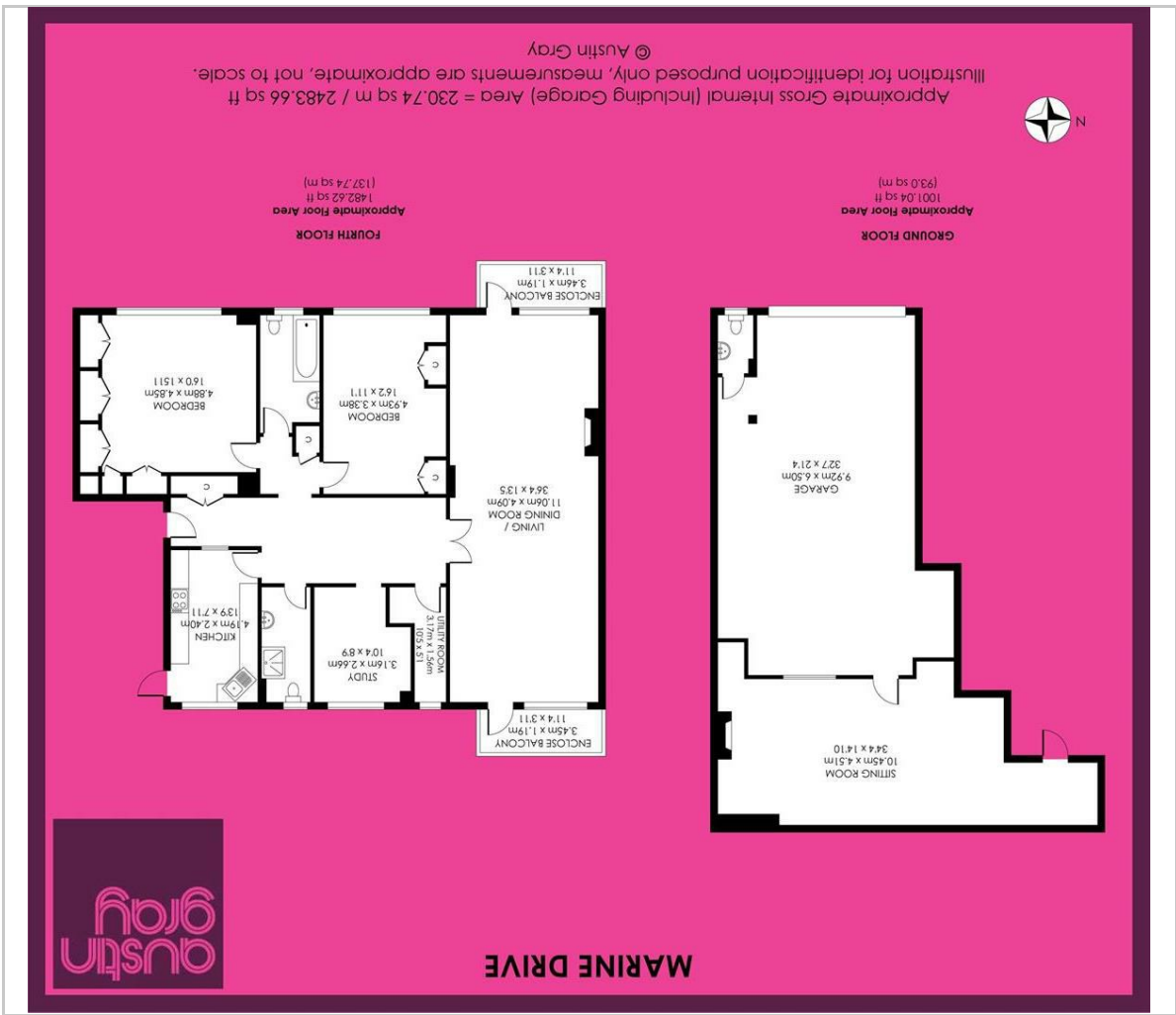
- ' Spacious & Iconic Art Deco Living
- ' Three Bedrooms
- ' Spectacular Dual-Aspect Sea Views
- ' Share Of Freehold
- ' 24/7 Concierge & Residents Parking
- ' Double Garage & The Ultimate "Man Cave" or Studio Approx 1001 sqft!
- ' Chain Free
- ' A Prime Coastal Hotspot
- ' EPC Rating - C



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph

