



Pool Flat, Marine Parade, Brighton, BN2 1DD



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Are you ready to immerse yourself in the grandeur of a Regency seafront property that boasts an incredible history? Look no further than this remarkable apartment located on the Kemptown seafront. This iconic property was once owned by Dora Bryan OBE, a renowned star of stage and screen, and her husband, Bill Lawton, a professional cricketer. Now, it's your chance to own a piece of history and create your own cherished memories.

Step inside and be greeted by the wow factor that this stunning apartment exudes. Originally known as The Clarges Hotel, this unique property has been transformed into a one-of-a-kind residence. The highlight of this home is undoubtedly its private indoor swimming pool, complete with a vaulted ceiling, dedicated plant room, and a sauna room. Imagine starting your day with a refreshing swim or unwinding after a long day in the comfort of your own private oasis.

The spacious lounge features beautiful wooden flooring and three long windows overlooking the exquisite pool. Sliding doors provide not only breath taking views but also direct access to the meticulously landscaped garden. The kitchen is a chef's dream, equipped with granite work surfaces, a double oven, a 5-ring gas hob, and inset sink. It seamlessly flows into the dining area, creating an ideal space for entertaining guests. Enjoy the natural light pouring in through the patio doors, which lead to a small inner courtyard, creating a seamless indoor-outdoor living experience.







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The primary bedroom suite is a sanctuary in itself, complete with an en-suite shower room and patio doors giving you direct access to the garden. Imagine waking up to the tranquillity of the outdoors just steps away from your bed. The apartment further boasts two additional bedrooms, providing ample space for family, guests, or a home office. A family bathroom and a cloakroom complete the accommodation.

Step outside and be captivated by the superb garden that measures an impressive 80' x 51' at its maximum. This outdoor haven features a delightful patio area, an ornamental fish pond, a lush lawn area, and a range of established plants. Additionally, a summerhouse/home office with power and light is nestled within the garden, offering a serene space for work or relaxation.

Convenience is not compromised with an allocated off-street parking space at the front of the property, no more worries about finding a parking spot.

Location is everything, and this apartment does not disappoint. Situated on the Kemptown seafront, you'll find yourself within walking distance of the city centre, Kemptown village, and Brighton Marina. Take a leisurely stroll along the promenade soaking up the panoramic sea views, or explore the eclectic mix of shops, cafes, and restaurants that Brighton has to offer.

This exceptional property spans an impressive 2443 sq feet/227 sq meters, providing an abundance of living space. Don't miss this incredible opportunity to own this unique property.





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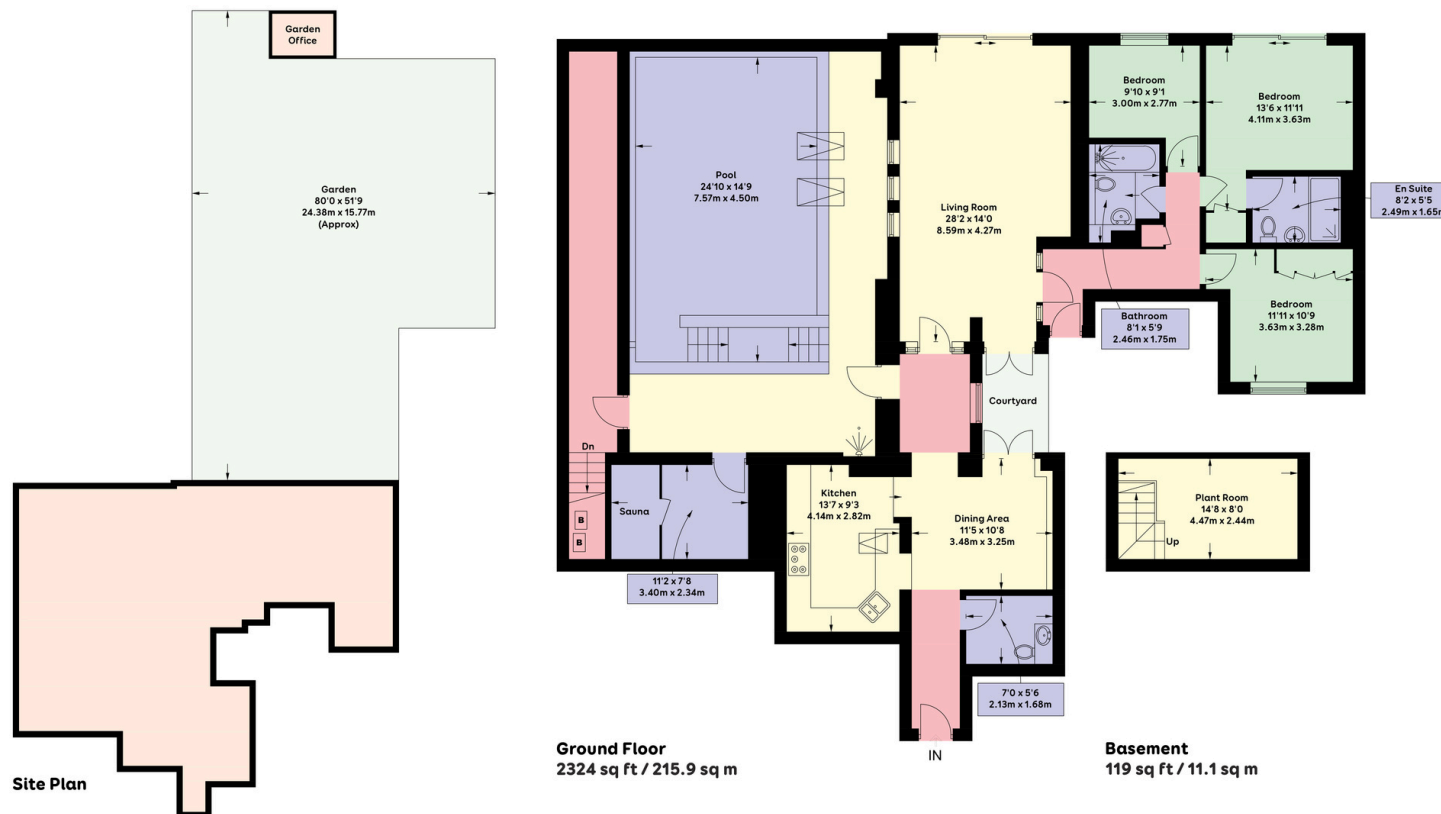
Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

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APPROXIMATE GROSS INTERNAL AREA = **2443 sqft / 227.0 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes

- Tenure Share Of Freehold
- 100 Year Lease Term Remaining
- Service Charge Approx £6,000 Per Annum
- Ground Rent- N/A
- Council Tax Band F

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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