

1 Marine Gardens

An architect-designed 3-bedroom, 2.5-bath residence offering 1,300 sqft of refined elegance, sustainable innovation, and seaside charm.



THE PROPERTY

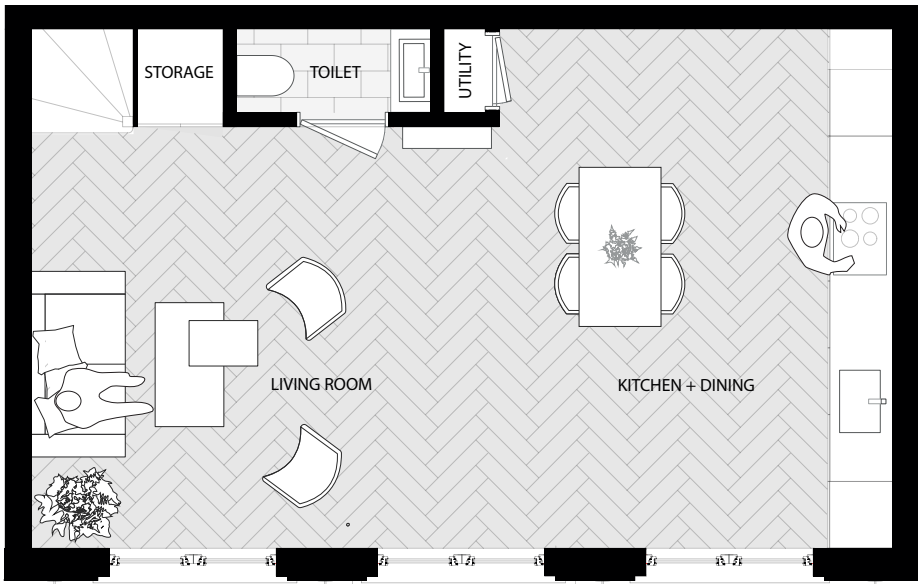
Discover a rare opportunity to own a contemporary new-build home in one of Brighton's most vibrant and desirable neighbourhoods. Just moments from the sea, this bespoke property combines cutting-edge eco-design with timeless style. Expansive interiors, high-end finishes, and light-filled living spaces set a new standard for modern coastal living. Perfectly located in fashionable Kemptown, this home is more than just a residence—it's a lifestyle.

FEATURES

- 3 Double Bedrooms, Master Ensuite
- 2.5 Bathrooms
- 120 m² / 1300 SQFT
- Beautiful Garden + Lighting
- Parking with E-Charge Provision
- Full Fire Prevention System
- Modern, Top Range Fit-Out
- Gourmet Kitchen
- Built in 2025
- 10 Year Building Warranty

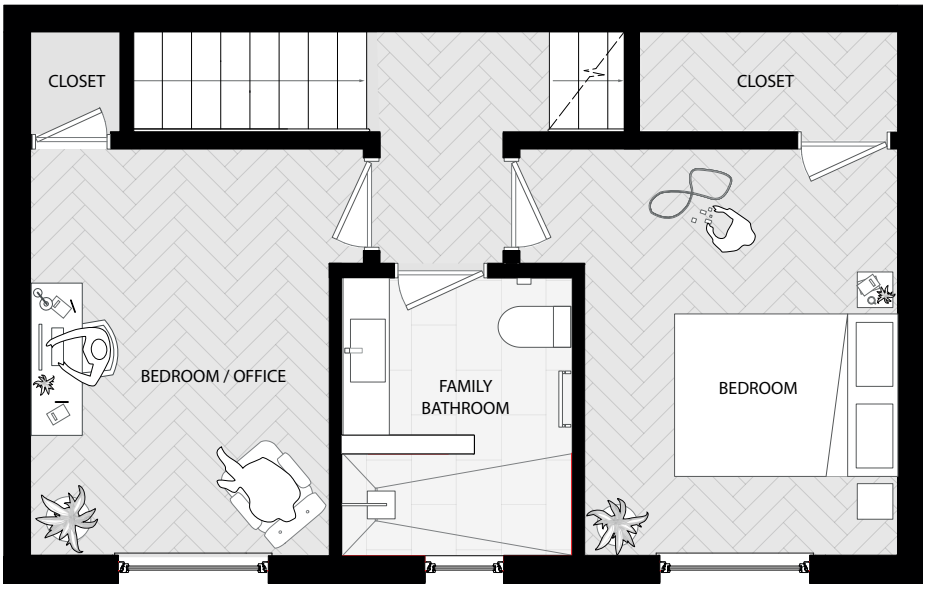






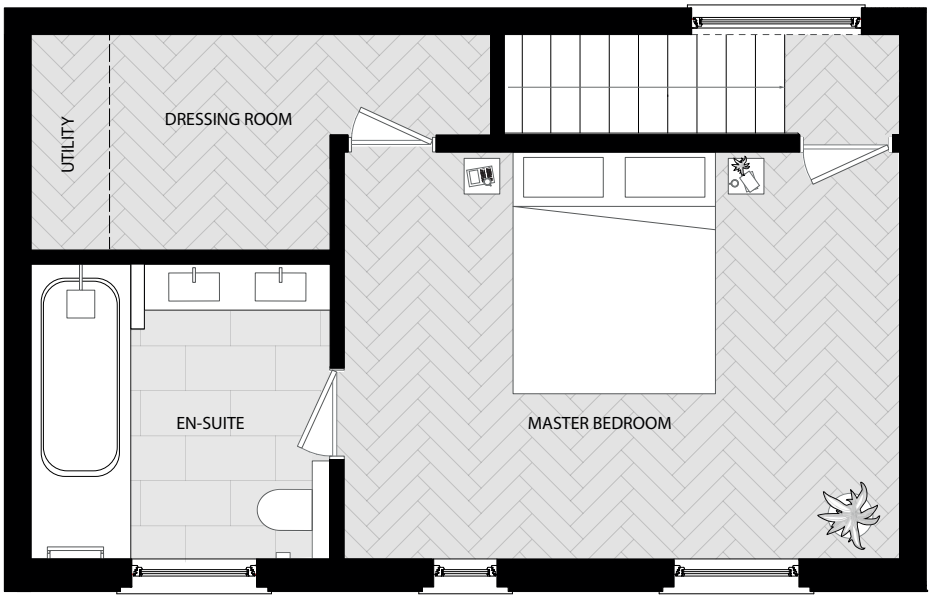
Ground Floor

Luxury Chef's Kitchen
Open Plan Dining | Living
Ground Floor Toilet
Storage + Utility



First Floor

2 Bedrooms/Office/Snug
Luxury Family Bathroom
Storage Space | Closets



Second Floor

Master Suite
Luxurious Ensuite
Walk-In Closet + Utility Space






2G
Empower!



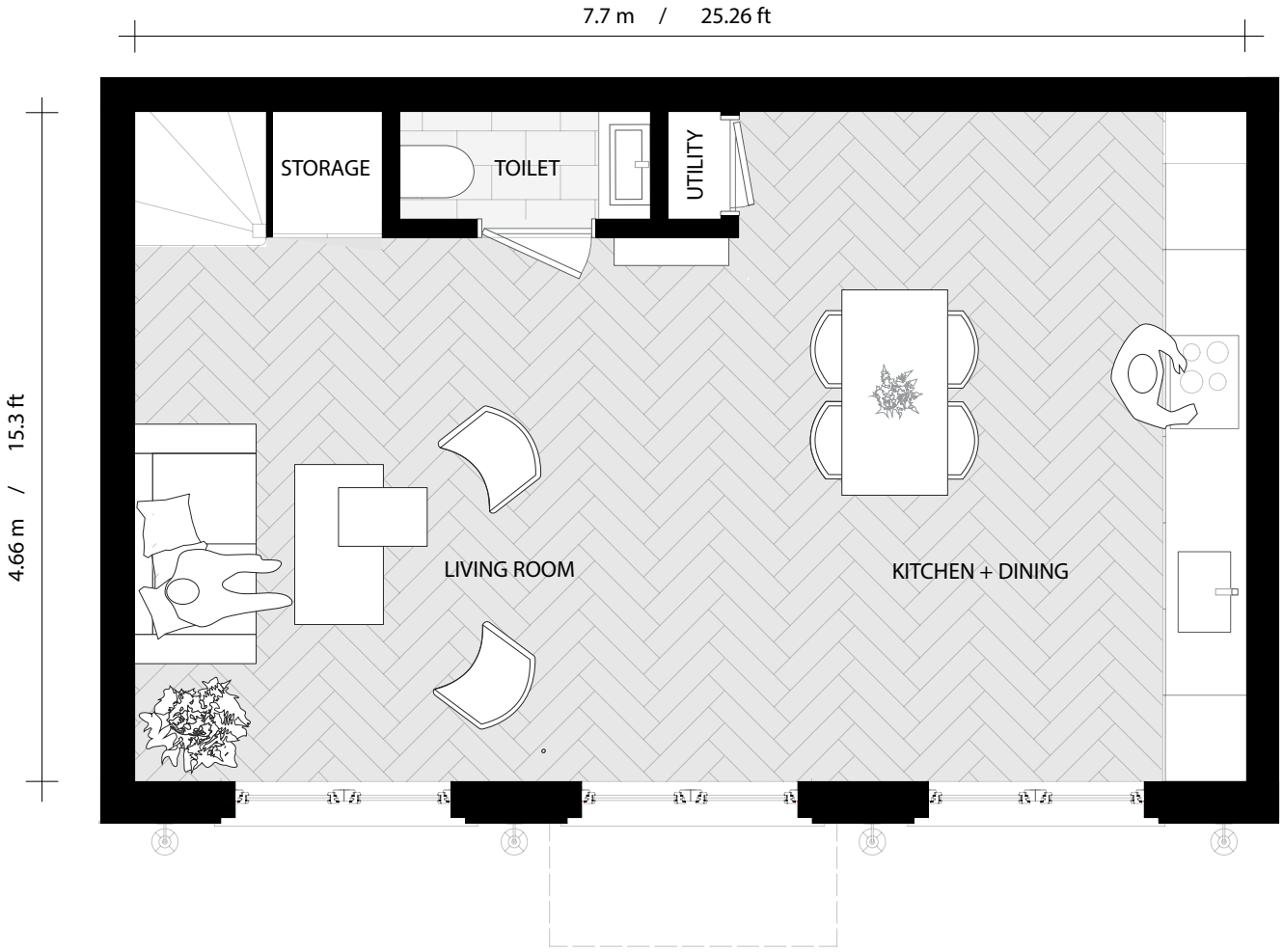




GROUND FLOOR

LIGHT-FILLED LIVING WITH TIMELESS ELEGANCE

The ground floor is designed for both refined living and effortless gatherings. A bespoke solid wood kitchen with top-of-the-range SMEG appliances flows into the open-plan family space, creating an inviting heart of the home. Triple French doors open onto the landscaped garden, filling the interiors with natural light and offering a seamless connection between inside and out. Ashton & Rose European Oak Herringbone parquet flooring, brass fixtures, and elegant French lamps set a tone of timeless sophistication, while smart, energy-efficient lighting allows moods to shift from lively entertaining to calm evening relaxation. With a travertine-finished WC and discreet, state of the art iMist fire suppression system, every detail reflects a perfect balance of modern luxury, comfort, and peace of mind.





FEATURES

Garden Connection – Triple French Doors Open To The Garden, Flooding The Space With Light

Open-Concept Living – Family Room Flows Into Kitchen, Perfect For Entertaining

Designer Kitchen – Handmade Solid Wood Joinery With Smeg Appliances

European Oak Herringbone Flooring – Newly Finished, Easy Maintenance, Timeless Design

Luxury Detailing – Brass Handles, French Lamps, Refined Cabinetry

Smart Lighting – Triple A-Rated With Warm-To-Daylight Settings

Modern Convenience – Ample Plug Points And Flexible Fittings

Travertine Wc – Ground Floor Toilet Finished In Natural Stone

Imist Fire Suppression System – Premium Safety Feature

Generous Storage – Under Stairs Storage and Additional Utility Space

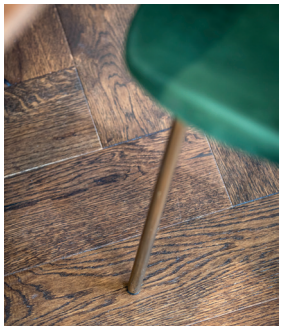


GROUND FLOOR

Step inside and experience the heart of the home —an open, light-filled ground floor designed with both elegance and practicality in mind. The ground floor has been composed with a balance of proportion, light, and refined detail.

Expansive triple French doors draw daylight deep into the interiors, framing views of the garden and creating a fluid connection between indoors and out. Bespoke cabinetry provides both elegance and functionality, while generous ceiling heights and a considered layout ensure an effortless flow for modern living. Subtle shadow lines, stained oak finishes, and finely crafted joinery enrich the atmosphere with warmth and sophistication. A discreet cloakroom, complete with a cutting-edge iMist fire suppression system, adds practicality without compromising style.

Every element has been thoughtfully designed to deliver a living space that is at once graceful, enduring, and undeniably contemporary.

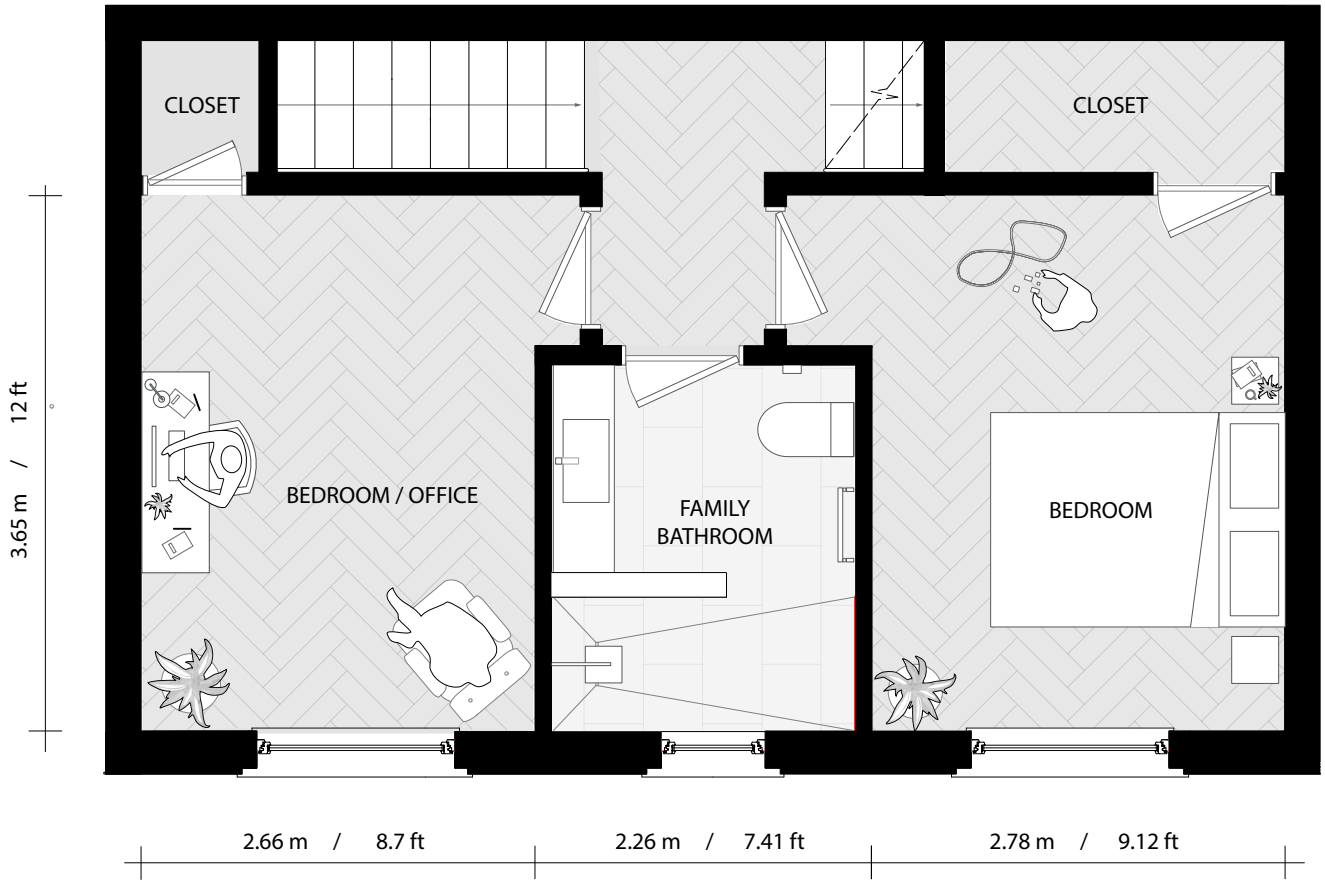






FIRST FLOOR

The first floor is a sanctuary of comfort, elegance, and versatility. Two generous double bedrooms are designed to adapt to your lifestyle, whether as restful sleeping spaces, home offices, or creative studios, with ample sockets and discreet TV points thoughtfully integrated. Dark parquet flooring, rosewood-stained doors, and ellegant shadow gaps provide a sophisticated backdrop, while large, beautifully proportioned windows with superior thermal and acoustic performance ensure light, quiet, and privacy. The spa-inspired family bathroom, clad in hand-finished natural travertine and featuring understated fittings, large mirrors, and fluted seaside-inspired window elements, offers a serene retreat. Dimmable lighting and efficient underfloor heating throughout create a perfect balance of luxury, functionality, and everyday ease.



FEATURES

Flexible bedrooms – Two spacious doubles with ample sockets and discreet TV points

Elegant flooring – Dark parquet floors for a refined, timeless look

Premium joinery – Rosewood-stained doors with elegant shadow gaps

Superior windows – Large, thermally and acoustically efficient glazing

Spa-inspired family bathroom – Hand-finished travertine, large mirrors, understated fittings

Privacy & design – Fluted seaside-inspired window elements in bathroom

Generous Storage – Closet and Storage Space in all rooms

Comfort & efficiency – Underfloor heating throughout

Smart lighting – Dimmable, energy-efficient lighting to set multiple moods

Adaptable spaces – Bedrooms suited for sleep, work, or creative use



FIRST FLOOR





The first floor has been conceived as a refined private retreat, balancing practicality with quiet elegance. Thoughtful proportions create rooms that feel generous yet intimate, adaptable to a variety of uses. Bespoke joinery and integrated storage solutions enhance functionality while maintaining clean, uncluttered lines.

Generous windows frame views and draw in natural light, their advanced design combining excellent thermal efficiency with acoustic calm. Comfort is further enhanced by a highly efficient wet underfloor heating system, delivering warmth throughout the seasons while freeing the rooms from intrusive radiators. The bedrooms are complemented by a beautifully appointed family bathroom, where timeless finishes and considered detailing create a serene environment for daily rituals. Every element reflects a commitment to enduring quality and comfort, ensuring the first floor is as functional as it is beautifully composed.





FAMILY BATHROOM

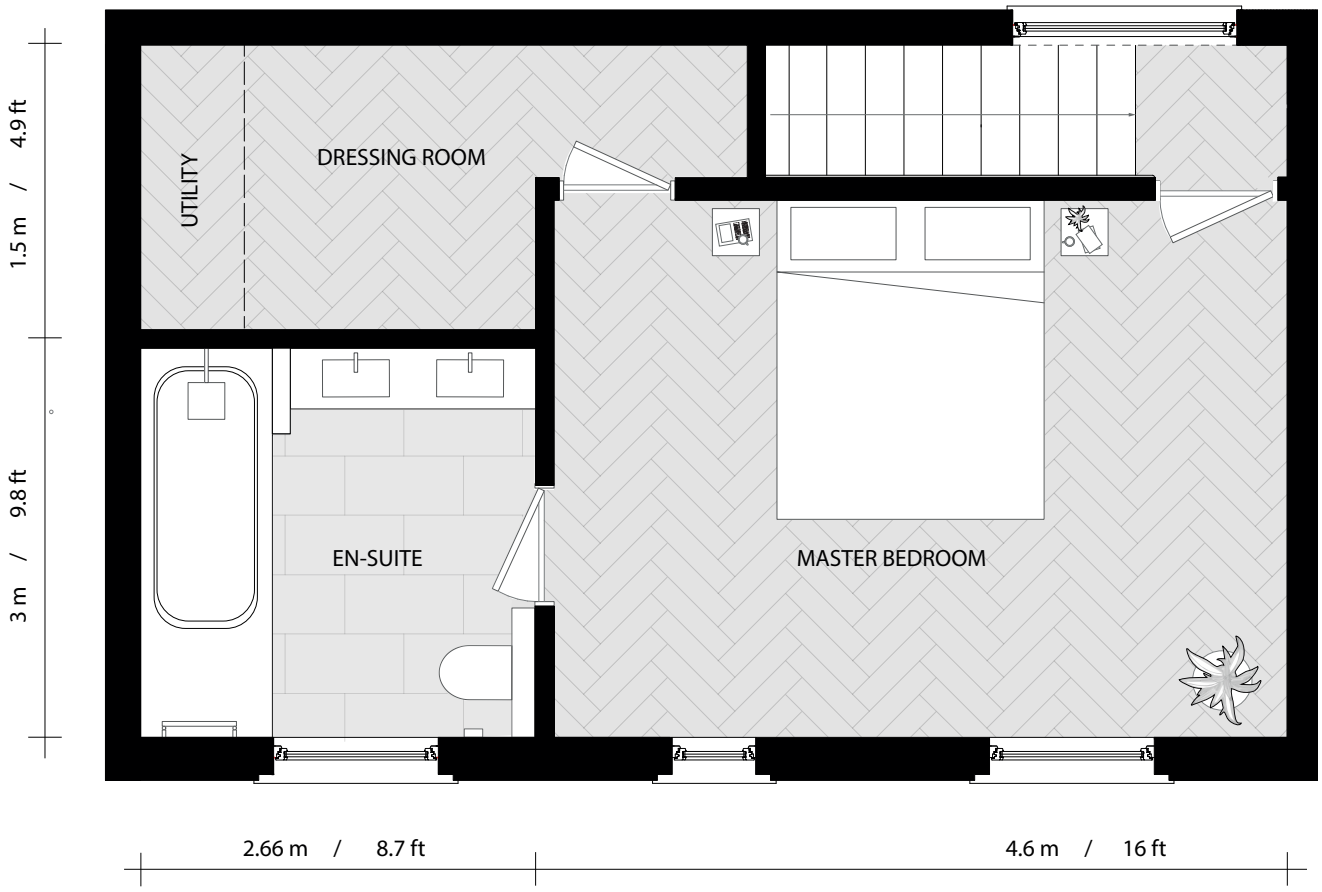
The family bathroom exudes contemporary elegance with a serene, spa-inspired atmosphere. Natural, honed ivory travertine stone, meticulously installed by a master craftsman, forms the backdrop for a spacious shower and a beautifully designed sink with ample counter space. The oversized mirror amplifies abundant natural light, enhanced by a combination of pendant and spot lighting, while solid oak shelving and a heated towel rack add both functionality and refined detail. Every element, from the high-quality finishes to the thoughtfully arranged fittings, creates a space that balances modern design with everyday comfort.





SECOND FLOOR

The master suite is a private sanctuary, perched on the top floor with elevated views and flooded with natural light. Generously proportioned, it is designed for both comfort and indulgence, featuring dark parquet flooring, elegant finishes, and bespoke joinery that echo the home's refined aesthetic. A beautifully appointed en-suite bathroom, clad in the same hand-finished travertine as the family bathroom, offers a spa-inspired retreat with a luxurious bath, contemporary fittings, solid oak shelving, and ambient lighting. Every detail has been considered to create a serene and sophisticated space, where luxury and tranquility coexist seamlessly.



FEATURES

Generous proportions – spacious principal bedroom flooded with natural light

Elegant finishes – dark parquet flooring and bespoke joinery throughout

Private retreat – top-floor location with elevated views over rooftops, tree and sky

En-suite bathroom – spa-inspired, luxurious, and contemporary with premium fittings, designed to a five-star standard

Designer touches – bedside designer lights, dimmable lighting, and thoughtfully placed sockets

Vaulted ceiling – creates an airy, expansive atmosphere

Dressing Room – very generous space for storage, closet space and dressing

Flexible living – multiple plug points throughout for convenience and adaptability





THE MASTER SANCTUARY

Crowning the home, the master suite offers a penthouse-style retreat defined by light, space, and sophistication. Elevated views sweep across rooftops and treetops, while expansive ceiling heights amplify the sense of volume and grandeur. This is a space designed for indulgence, with room to curate a bespoke dressing area or walk-in wardrobe, creating a personalised sanctuary of luxury.

The en-suite bathroom continues the five-star atmosphere, with refined natural finishes, a generous bathtub, and premium fittings that elevate daily rituals to moments of indulgence.

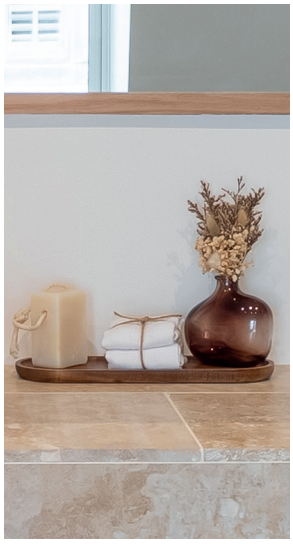
Designer lighting, integrated joinery, and discreet technology ensure a seamless blend of comfort, elegance, and exclusivity—an ultimate private haven at the top of the house.





MASTER EN-SUITE

A sanctuary of understated luxury, clad in hand-finished travertine with heated floors that extend warmth to bespoke pull-out drawers—perfectly designed to keep towels cozy. Double sinks, exquisite fittings, and top-of-the-line ventilation combine elegance with everyday convenience. The luxurious bathtub invites tranquil escapes, bathed in soft evening light or natural daylight that highlights the stone's raw texture and embedded fossils. Every detail, from custom cabinetry to subtle architectural accents, has been crafted by master artisans, creating a space where style, comfort, and serenity converge.







Estimated 75% reduction in heating bills – saving around £1,350 annually.

SUSTAINABILITY THAT TRANSFORMS LIVING

At the heart of this home is a holistic approach to sustainability—a house designed not only for today, but for generations to come. Every detail has been considered, from the materials that make it breathe to the systems that keep it comfortable, efficient, and resilient.

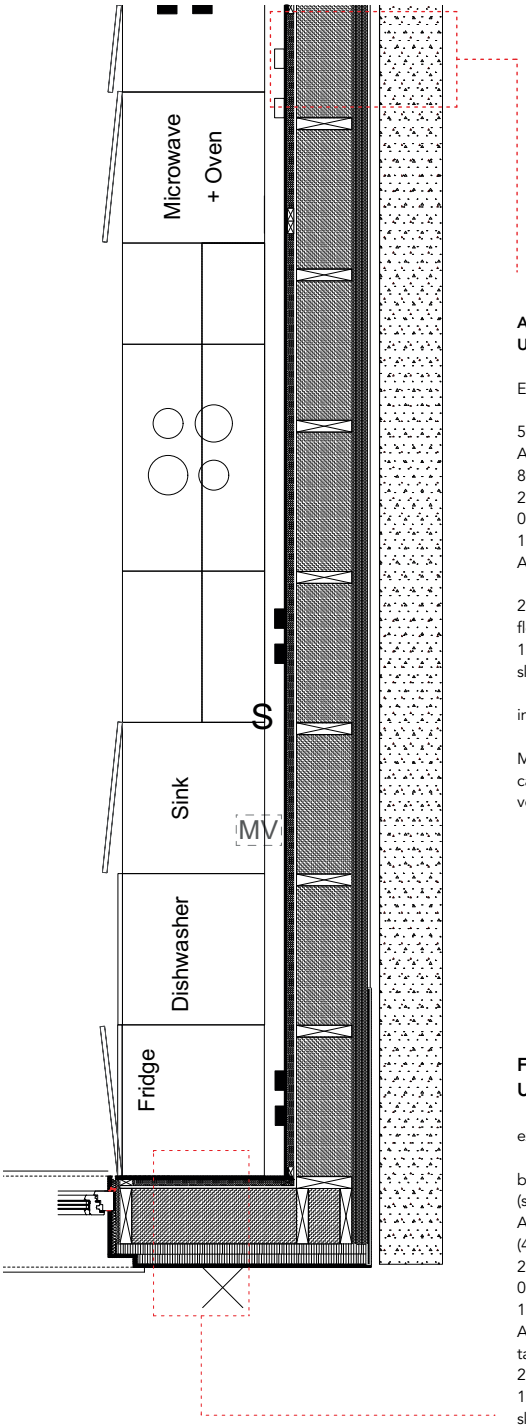
Exceptional Comfort, Minimal Energy

Thanks to a timber-frame structure with super-insulated wood fibre walls, finished with breathable lime render, this house works with nature, not against it. Internal moisture, humidity, and temperature are moderated naturally, so that cold, damp feeling in winter becomes a thing of the past. Large, top-grade timber windows with marine-grade aluclad finishes flood the house with natural light while blocking noise and resisting the corrosive sea air.

Enjoy gentle, radiant warmth underfoot and piping-hot showers all year round, thanks to a low-energy, ultra high-efficiency heat pump system that blends comfort with sustainability. Smart meters and zoned controls account for thermal stratification, creating a subtle, comfortable ambience throughout the home. The result: an estimated **75% reduction in heating bills, saving around £1,350 annually.**

Intelligent, Integrated Systems

Sustainability extends beyond heating. Low-energy lighting, well-insulated pipeworks and fittings, and low-water-use taps and showers have been creatively engineered to maintain water pressure and heating efficiency. The rear staircase doubles as a ventilation corridor, enabling cross-flow cooling and hot air extraction to maintain fresh, clean air naturally.



Abutting masonry party walls
U-value of 0.149 W/m2K

Existing masonry walling

50mm ventilated gap
Ampatex Aero breathable membrane
80mm Beltermo Ultra wood fibre sarking board
220mm studs @ 220mm ccs, fully filled with SteicoFlex 036 flexible wood fibre insulation
11mm OSB3
Ampatex DB90 vapour control membrane,
- taped with Ampacoll INT airtightness tape.
25mm counter-battens, fully filled with SteicoFlex 036 flexible wood fibre insulation
12.5mm plasterboard
skimcoat + paint

interior

Modelled in WUFI with 1 air change per hour in the cavity and the construction works well. Passive ventilation ducting installed at the bottom of the cavity.

HIGHLIGHTS

Timber-frame construction with super-insulated wood fibre walls and breathable lime render.

Natural moderation of humidity and temperature for year-round comfort.

Large marine-grade aluclad timber windows: thermally efficient, acoustically strong, and built to last in seaside air.

Low-energy wet underfloor heating across all floors with smart zoning, creating subtle, even warmth.

Front Facade Wall
U-value of 0.16 W/m2K

exterior

breathable lime render
(smooth around reveals / roughcase on front face)
Ampatex Aero breathable membrane
(40 + 40) 80mm Beltermo Ultra wood fibre sarking board
220mm studs @ 220mm ccs, fully filled with SteicoFlex 036 flexible wood fibre insulation
11mm OSB3
Ampatex DB90 vapour control membrane,
taped with Ampacoll INT airtightness tape.
25mm counter-battens
12.5mm plasterboard
skim coat + paint

interior



*** NOTE:** **U-values measure the thermal performance of building elements such as walls, roofs, and floors—the lower the number, the better the insulation. In the UK, Building Regulations require a maximum U-value of 0.30 W/m·K for walls. This home significantly exceeds these standards, with wall U-values ranging from 0.149 to 0.16 W/m·K, ensuring exceptional energy efficiency and reduced heating costs.**

BUILT WITH PASSION - And The Belief That How We Build Matters



Attention To Detail



Natural Non-Toxic Insulation



Bio-Based Architecture



Hand Selected Materials

SUSTAINABLE LUXURY, SEAMLESSLY DESIGNED

Intelligent, Integrated Systems

Low-energy lighting throughout.

Well-insulated pipeworks and fittings; low-water-use taps and showers.

Rear staircase doubles as ventilation corridor, enabling cross ventilation and hot air extraction.

Air-source heat pump provides holistic, efficient warmth.

Flexible, Future-Ready Living

Rooms evolve with life: bedrooms can become studios, offices, or snugs.

EV charging provision for a low-carbon lifestyle [No parking permits necessary].

Entrance threshold elevated 45 cm; garden acts as a natural flood buffer.

Wheelchair Accessible Entrance

Circular, Bio-Based Design

Bio-based materials mean the house can naturally return to the earth at end of life.

Screw piles can be removed, land restored, embodying whole-life circularity.

Climate-Resilient Garden

Rain garden captures stormwater and protects the house.

Low-maintenance, local flora encourages biodiversity.

Fragrant plants, including jasmine, create a sensory veil between home and street.



The Air-Source Heat Pump is tucked away within the flower planters in the garden

Breathable Materials

Breathable materials regulate humidity to help reduce the risk of condensation and mould

Natural, Sustainable Materials

Made from natural, sustainable materials such as wood fibre insulation, lime, wool and timber

Thermal Performance

Thermal performance that keeps buildings warm in winter and cool in summer

Toxin Free

Free from toxins and synthetic chemicals, improving air quality

Soundproofing

Soundproofing properties for improved acoustic and reduced noise

Sustainable

Eco-friendly and reusable, contributing to sustainable construction and reducing waste



A Garden To Dream In

Step off the high street, catch a glimpse of the sea ahead, and arrive at the sage-green picket fence where jasmine softly perfumes the air. Beyond lies a garden designed to be as atmospheric as it is enduring—a space that offers beauty in every season.

A paved path leads you home, lined with lavender, aster, thyme, and Verbena bonariensis—plants chosen for their resilience, fragrance, and the pollinators they invite. The garden's Cotswold shingle is more than elegant; it is low-maintenance and doubles as a soakaway, protecting the house in heavy rains.

On warm days, the French doors open fully to the garden, extending the living space outdoors. Mornings invite you to bask in the sunshine with a book in hand; evenings welcome gatherings by the fire pit with friends, glass of wine in tow.

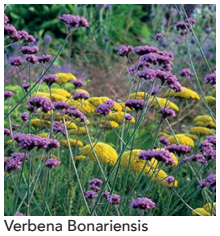
As the sun sets, lanterns on the house and lights woven throughout the planting cast a gentle glow, transforming the garden into a serene, atmospheric retreat—an extension of the home itself.


Lavander


Helenium


Thymius


Echinacea


Verbena Bonariensis


Buddleia


Lilac


Aster

BN2 1AH

NEIGHBOURHOOD AMENITIES

Nestled in the heart of Kemptown, this vibrant neighbourhood perfectly balances seaside charm with cosmopolitan living. Just moments from the promenade, residents can enjoy leisurely strolls along the beach, the Royal Pavilion, and the iconic Brighton Palace Pier. The area is alive with independent boutiques, artisan cafés, and renowned restaurants, offering a lifestyle that effortlessly blends sophistication with character.

Cultural enthusiasts will appreciate the proximity to historic landmarks such as St Mary's Church, a Grade II* listed building dating back to the late 1870s, showcasing Early English Gothic Revival architecture. For those seeking green spaces, nearby parks provide serene environments for outdoor activities and relaxation.

Set within the sought-after BN2 1AH postcode, this home offers both tranquillity and exceptional convenience. Marine Gardens is a peaceful mews street with no through traffic—clean, quiet, and safe for children—while still being just moments from the city's attractions. Brighton Pier is an 8-minute walk, the seafront only 4 minutes away, and Kemptown's vibrant shops and restaurants just 5 minutes on foot. Local cafés, a welcoming pub, and a convenience store are all within a minute's walk, as are bus stops that provide quick and easy connections across the city. With excellent access to Brighton's mainline station, this location blends calm residential living with superb connectivity.

Kemptown is also evolving, with exciting enhancements on the horizon. Nearby properties are being upgraded, new lifestyle hubs such as Soho House have recently opened, and historic arches are set for careful restoration—ensuring the area remains both dynamic and desirable. Excellent transport links provide seamless connectivity, while parks and green spaces offer a tranquil escape.

Marine Gardens itself is a charming mews street with no through traffic—quiet, clean, and exceptionally safe—making it an ideal setting for families, where children can play outside and residents enjoy a rare sense of calm just moments from the city's liveliest attractions." A neighbourhood that combines current charm with thoughtful future enhancements—a location designed to endure.

















KEMP TOWN

The Soul of Brighton







The Architect

Brigitte Clements



Excellence in Design, Integrity in Build

1 Marine Gardens has been designed and developed by Brigitte Clements, co-founder of LOKI Architecture + Development. Swiss- and British-educated, Brigitte is an architect of distinction, recognised for her expertise in sustainable design, carbon economics, and building physics.

Her award-winning work is defined by a commitment to quality, integrity, and innovation. With an eye for detail and a passion for natural materials, she creates homes that are both timeless in design and future-proof in performance.

Widely acknowledged as a leading voice shaping the gold standard of sustainable construction in the UK, Brigitte's architecture balances scientific precision with elegance and comfort. The result is more than a home: it is a resilient, lasting investment, designed to enhance wellbeing, endure the test of time, and meet the demands of the future.

We shape our buildings;
thereafter they shape us

- W. Churchill



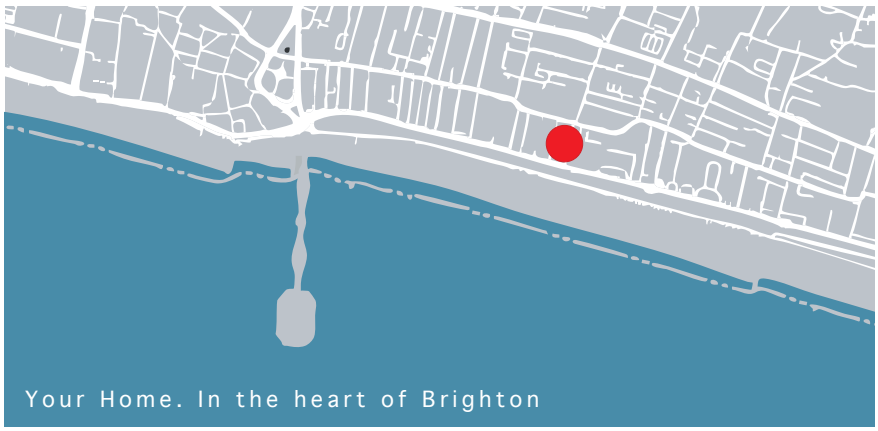



£10.00
FISH CHIPS
with MUSHY PEAS
BURGER
TEA COFFEE
OPEN
KELLY'S
KELLY'S








Your Home. In the heart of Brighton


SMOKE HOUSE


ARABIC PERFUMES




BRIGHTON
PALACE PIER









The Estate Agent

Sophie Pollard

Connecting You with Design-Led Living

At MyHaus Brighton, an award winning estate agency, we're proud to be a truly independent agency that always puts people first. Founded by Sophie Pollard, who has spent years working in Brighton's property market, MyHaus was created with a simple aim: to offer an estate agency experience that feels personal, thoughtful and genuinely supportive. Sophie's approach is hands-on and client-focused, ensuring every home is marketed with care and every client feels listened to throughout the process.

Sophie has built MyHaus as more than just an estate agency, it's a part of the community. From championing local platforms, offering tailored advice, she and the team take pride in delivering a bespoke service shaped around each individual's needs. At MyHaus, it isn't just about selling homes, it's about building relationships, creating trust, and making sure every client feels at home in the journey.

Sophie Pollard
Director
MyHaus Property
01273 286788

MyHaus Brighton