

Paul Bott & Co



- Two Double Bedroom Regency Property
- Ground Floor Apartment
- Private Patio Garden

Flat 2 Bristol Mansions, 19-20 Sussex Square, Brighton, BN2 5AA Offers In Excess Of £785,000

Bristol Mansions is one of the most prestigious houses in Sussex Square. The house has a wonderful history, and this level of elegance is very much felt as you stroll through the common ways of the house itself, and into the apartment, which is self-impeccable, offering wonderful space for both entertaining, views down to the sea, and also a Private Garden, a Classic apartment, in the most Classic pockets of our City.



Property Description

Bristol Mansions boasts some of the most stunning communal areas in the city, let alone Sussex Square alone. Over the years, a huge amount of effort, and cost has been spent bringing them to the immaculate condition that they are in today.

As you enter the apartment itself, you walk immediately into the most stunning wide and spacious hallways, the size of which allows it to also be used as a dining area, easily catering for a good party of 8-10 people and a table to catering for it.

Your eyes will be drawn up immediately to the detailed original cornice, with large stone tiling under foot. All the rooms run off this most impressive space.

First we enter bedroom two. A good double, with wonderful high ceilings, and window to the rear of the property. The room enjoys wonderful space for a very large bed, and a good-sized built-in wardrobe.

A huge bonus is an en-suite located at the rear of the room. Where the ceiling height is lowered in the en-suite, it gives you a small loft space, and every piece of storage is always key.

You have a walk-in shower cubicle, with a rainfall shower and shower attachment, low level W.C. and a wall mounted wash hand basin.

There is also an airing cupboard, which houses the immersion heater for the water, and again tiled flooring underfoot.

The next room is the master bedroom, and what an exceptional room is for offer.





A stunning ceiling rose hogs the attention of the ceiling, and at the rear of the property, a beautifully sized double glazed wooden sash window, complemented by the original window shutters.

Again, plenty of room for a very large bed, and wonderfully large and bespoke built-in wardrobes, thus catering for everything a master should have, including another en-suite again to the rear of the room.

boasting a free-standing bath with a shower attachment, low level W.C and a pedestal wash hand basin.



Two windows to the side and rear which bring in light and ventilation.

Now we move into the lounge, which is more than a stunning room, and to be expected in this type and standard of apartment.

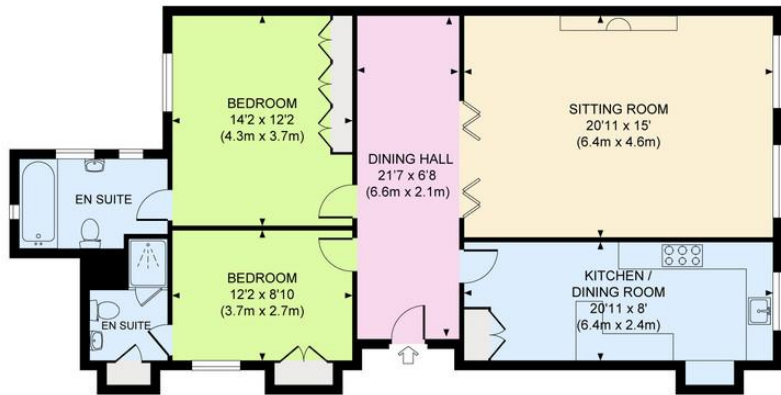
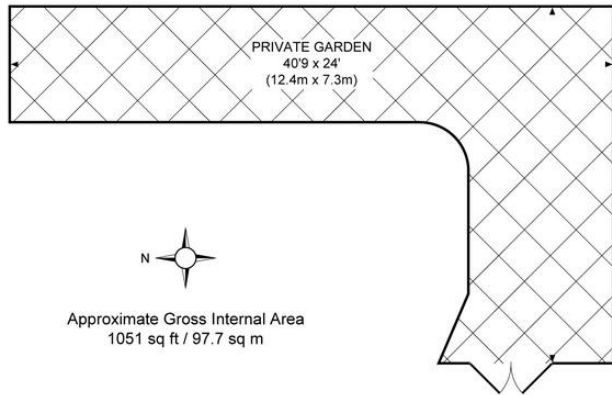
There are two large sash windows to the front of the building, and given the position of the property, you have views straight down to the sea, and again the windows are complimented by the original shutters.

The cornice on the ceiling is original, and incredibly detailed, high skirting boards, and a large marble fire surround with a working gas fire complete the lounge, but genuinely a room that must be seen to be appreciated.

The final stop is the recently refurbished kitchen, which has been designed by hand created by the vendor to deliver the most efficient and sociable space, and fulfil her love for baking.

Entering the kitchen, via a stable door, the finish is





exceptional.

Again, your eyes are drawn immediately to the ceiling where again we enjoy the original cornice.

A large sash window, with an even rarer further view down to the sea.

You have a wonderfully spread-out section of Corian work surface, designed for multiple use, and again efficient and sociable, including a breakfast bar.

All the appliances are integrated, from the large fridge, to separate freezers, washing machine, and there is plumbing and a space for a dishwasher, but the vendor preferred an integrated recycling and rubbish cupboard, thus, keeping the kitchen, itself less cluttered and

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