

# Paul Bott & Co



- Outstanding Georgian Apartment  
Opposite Sussex Square
- Recently Refurbished
- Private Residents Gardens Access

Flat 8 Chester Court, 3 Sussex Square, Brighton, East Sussex, BN1 2JF Offers In Region Of £290,000

OFFERS IN THE REGION OF £290,000. Georgian Period Property. Third floor one bedroom apartment situated in the desirable Sussex Square area. Property benefits from newly refurbished bathroom. Access to the private residents gardens of Sussex Square (Kemp Town Enclosures). The apartment is tranquility and ideally placed within the building. Spacious rooms and plenty of natural light. Stunning entrance hall with period features.



## Property Description

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A wonderful Georgian converted, third floor apartment situated in the every desirable Sussex Square which is tranquil and peaceful in its setting.

The apartment is spacious and light with good size accommodation. The bedroom benefits from an ensuite bathroom with a guest separate WC. The stunning entrance hall with period features and sweeping staircase is glorious. Now to be really spoilt the apartment benefits from over five acres of Sussex Square/Lewes Crescent Gardens a private gated splendour and steeped in History including a tunnel to the Beach.

Upon entering the main building be wowed by the stunning staircase and high ceiling with original cornices. This building is well maintained and a fine example of Georgian architecture.

Placed on the third floor perfectly formed apartment awaits. Luxury carpet is laid throughout the property and finished in a neutral décor perfect for adding your own personal touch. The hallway has a spacious cupboard for everyday clutter and tucked away a WC for guests. A white suite with frosted window for privacy and fully tiled for ease.

Through the hallway and separate door takes living room and to the left slightly separate but light and spacious is the kitchen which has white units top and bottom so plenty of storage room, stainless steel sink and partly tiled. A large window floods in natural light and all finished in a neutral décor.

Flowing back into the living room with has a built in cupboard for yet more storage. This room is large



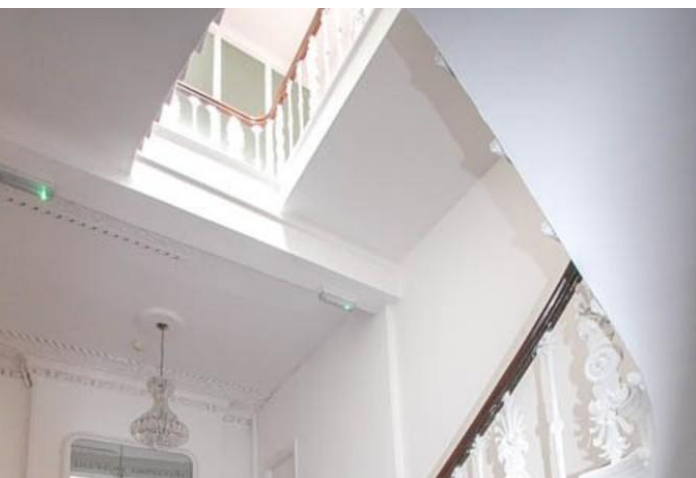




enough for a table and chairs and plenty of everyday furniture, the perfect place to unwind. Two refurbished double glazed windows flood in natural light with hardwearing carpet laid and a feature chimney breast.

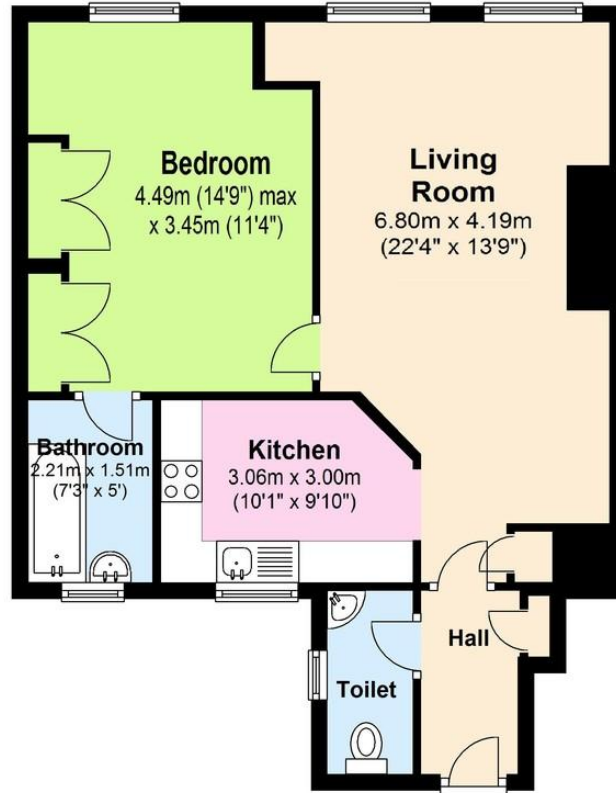
The bedroom is at the back of the property giving it a sense of tranquillity. Huge built in cupboards cover the back wall and again carpet laid and refurbished double glazed window which gives views over Kemp Town. The ensuite has a white suite and fully tiled for ease with a frosted window.

A wonderful and perfectly formed apartment situated in the peaceful Sussex Square, with the seafront at the bottom of the square and Kemp Town's vibrant village a short stroll away what more could you ask for.



## Floor Plan

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

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