

Paul Bott & Co



- Large Two Bedroom Apartment
- Recently Refurbished And Redecorated Throughout
- Top Floor Of A Beautiful Regency

Flat 16, 5-6 Sussex Square, Brighton, BN2 1FJ

Offers In Excess Of £425,000

Offers in excess of £425,000 A fantastic, two-bedroom, top floor apartment located on Sussex Square in Kemptown. Comprising of two well proportioned bedrooms, a large, east aspect lounge space, modern fitted kitchen, stylish modern bathroom, private roof terrace and access to the famous Kemptown Enclosures.

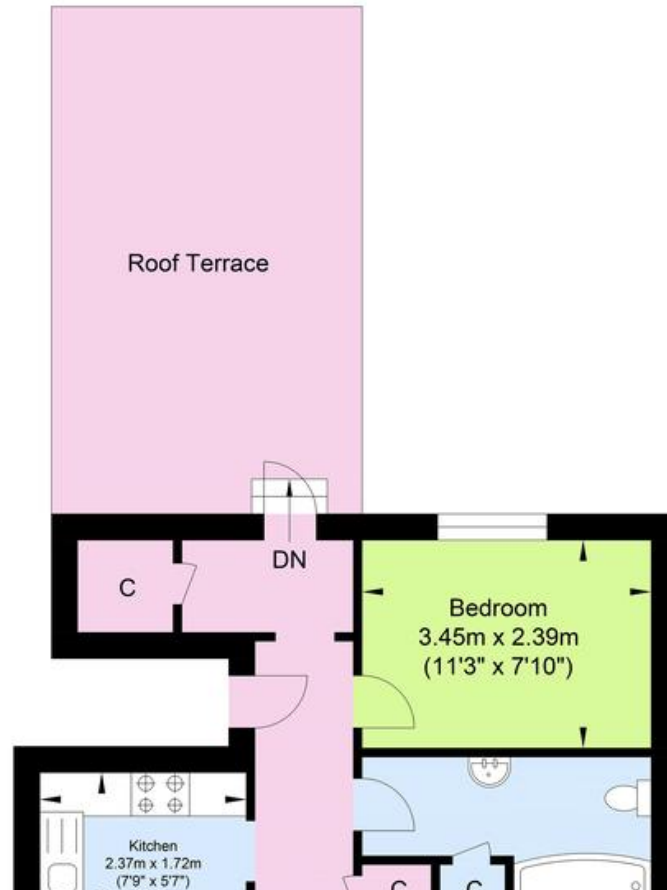


Property Description

Upon entering this stunning Grade 1 Listed regency building, you are met by a grand entrance leading to a set of stairs. On the top floor, access into the apartment leads into a short hall space. To the rear of the property, a large, west aspect lounge space can be found, with sash windows overlooking a view across Kemptown to the sea. The Master bedroom leads off, a large size, with updated carpets underfoot, west facing views and expansive built in storage options. Moving towards the front of the property, a second bedroom which is well sized can be found, with east facing views, perfect for morning sunlight to flood the space and updated carpets underfoot. The property also offers a modern bathroom, with excellent fittings and a white suite featuring a bathtub, overhead shower with a glass screen, W/C, wash basin and stylish tiling to the walls. A door opens into a utility cupboard complete with connections for a washing machine, or excellent for storage. The Kitchen has been updated to a high standard, with good quality fittings and space for an undercounter Fridge, Dishwasher and an electric oven installed, along with a modern electric hob and above head extraction, not to mention multiple storage cabinets. The prize asset of the property however is the private, east facing roof terrace, perfect for relaxing with a morning coffee in the sun to start your day. The property has recently undergone a lot of refurbishment work throughout. The kitchen has been replaced within the last three weeks, the entire apartment has been recently redecorated throughout and new carpets have been laid. The property is self managed with a share of freehold and a clear management plan set out by the freeholders and managing agents to ensure the property and building is well cared for. Sussex Square is a fantastic location and truly epitomises Kemptown as an area. The famous Kemptown enclosures are exceptional and really add to the lifestyle of living here. With access into the town centre via bus routes to eastern road or the seafront and only a short walk into the village with its shops, pubs and cafe's, not to mention being ideally situated for both Brighton College and The Royal Sussex County Hospital.



Sussex Square



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements