



Sussex Heights  
Brighton

HEALY  
& NEWSOM

EST. 1990







# Sussex Heights, Brighton, BN1 2FQ

£295,000

A generously proportioned sixth floor apartment in the iconic Sussex Heights purpose built block in Brighton. In need of some updating and situated on the south/east side of the block, the property offers fantastic views of the famous Brighton coastline. This apartment boasts a well appointed living/dining room with large windows and a bright dual aspect with cityscape, panoramic sea and sunrise views. There's a fitted kitchen, a large bedroom with dressing room off and built in wardrobes, and a family bathroom.

## Location

Sussex Heights is a luxury apartment block in the centre of Brighton. Designed by Richard Seifert and built between 1966 and 1968, it rises to 102 meters — making it the tallest residential building on the south coast of England. Richard Seifert's design is acknowledged as an "imposing and prestigious".

Situated close to the West Pier, immediately behind the Brighton Hilton Metropole Hotel, positioned in the heart of bustling Brighton with direct access to Churchill Square Shopping Centre at the end of the road and Cannon Place which leads down to the Kings Road (A259) on to the seafront with The Grand Hotel on one side of the Road and The Metropole on the other corner. Brighton mainline station is approximately 0.6 miles in distance and Brighton Pier is approximately one mile. An array of restaurant's and cafes are on the doorstep with the eclectic North Laine district being nearby; in addition to all the eateries and bars along the seafront and promenade.

## Apartment

The apartment is accessed via an impressive ground floor lobby and well maintained lifts and communal hallways, located on the sixth floor, the apartment has impressive easterly aspect, panoramic views from the South Downs, across Brighton seafront and the famous i360.

The spacious living/dining room is laid to grey carpets and enjoys a dual aspect to the east and south which has amazing views and is large enough to accommodate a dining table and chairs and/or study area,

The fitted kitchen is reasonably modern and laid to slate effect vinyl flooring. There's a range of white wall and base units with a granite effect laminate work surface, a stainless steel sink and drainer and a metro

tiled splash back. There's space for a free standing oven, fridge freezer and a washing machine.

The bedroom is an excellent size with access to an adjoined dressing room that has ample fitted wardrobes and a large window with panoramic views.

Fully tiled, the family bathroom comprises a panel enclosed bath with mixer taps and hand held shower attachment, a sink and vanity unit and a low level Eco flush WC.

## Additional Information

EPC rating: C

Internal measurement: 904 Square feet / 84 Square metre

Tenure: Leasehold with a Share of Freehold -158 years remaining

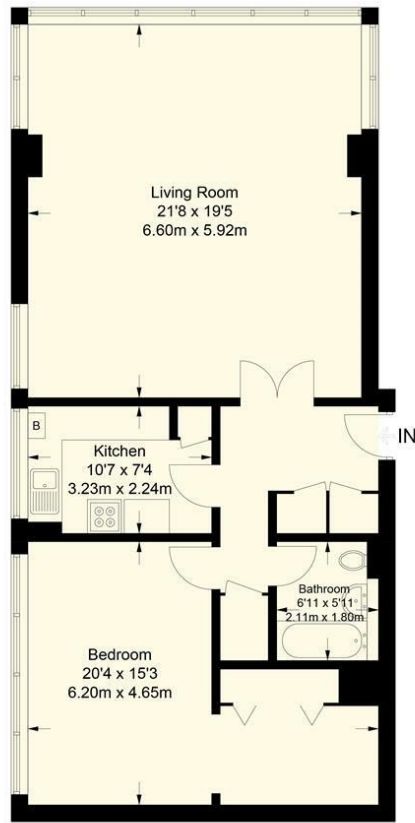
Maintenance charges: Approx. £4,500 per annum

Council tax band: C

Parking zone: Z

Further details of the block: onsite building supervisor/concierge, nearby parking and fascinating live Peregrines Falcons webcam can be found at: <https://sussexheights.co.uk>

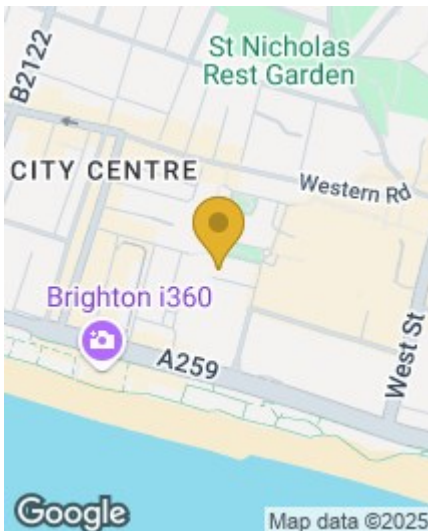
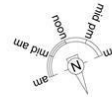




## Sixth Floor

Approximate Gross Internal Area = 901 sq ft / 83.7 sq m

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### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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