

Sussex Square

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

Nestled in the heart of Brighton's iconic Regency Square in the Kemptown Conservation area, this exquisite two double bedroom apartment on Sussex Square is a true gem. Situated in a Grade I listed building, this first-floor apartment boasts elegance and charm.

As you step into this historic residence, you are greeted by striking period features such as high ceilings, stucco friezes, and south-facing sash windows that flood the space with natural light. The spacious living room, adorned with a decorative fireplace, leads to a rare south-facing balcony where you can enjoy views of the gardens and even catch a glimpse of the sea during winter.

The apartment offers two double bedrooms, with the second bedroom also providing access to the balcony, creating a serene retreat overlooking the stunning gardens. The separate kitchen is in need of modernisation. The tiled bathroom with a shower over the bath completes this charming living space.

Dating back to the 1800s, residents of Sussex Square have exclusive access to 6 acres of beautifully landscaped gardens that slope towards the sea. Imagine strolling through these private gardens or taking the secret tunnel, once frequented by Lewis Carroll, directly to the seafront and marina.

Conveniently located within walking distance of the vibrant shops, bars, and cafés of Kemp Town and Brighton Marina, this apartment offers the best of both worlds. For nature enthusiasts, a short walk to the South Downs, perfect for leisurely walks amidst nature.

With Brighton train station just a mile and a half away, commuting is a breeze with mainline links for both commuters and Gatwick travellers. Regular bus services into central Brighton and Hove make exploring the city effortless.

Sussex Square Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM





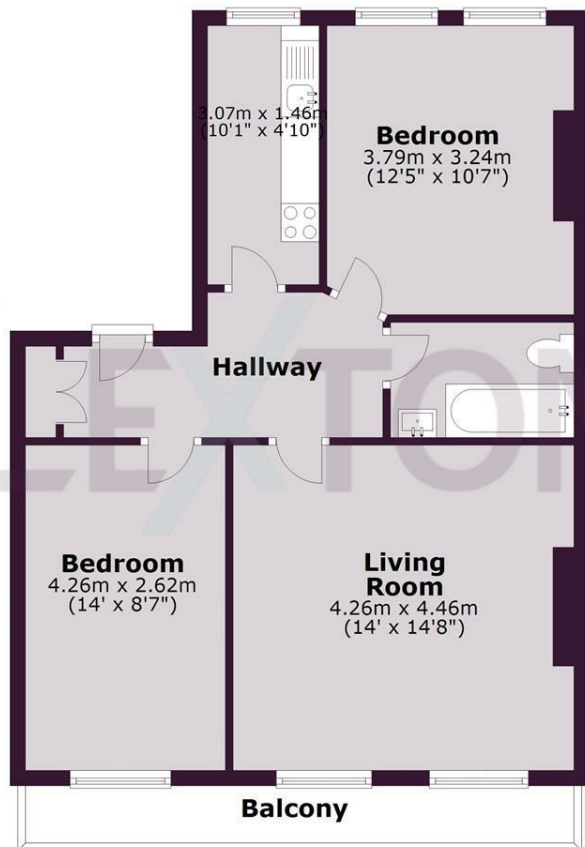




SCAN HERE TO OFFER ON THIS PROPERTY

First Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	