

Apartment (EPC Rating: )

# FLAT 5, 45 SUSSEX SQUARE, BRIGHTON, BN2 1GE

Per Month

## £1,750 Per

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

\*\*\* 2 DOUBLE BEDROOMS // ACCESS TO KEMPTOWN ENCLOSURES // SEA VIEWS \*\*\*

MORE PHOTOS AVAILABLE ON REQUEST - CURRENTLY UNDERGOING REDECORATION

Impressive 2 double bedroom top floor apartment with unrivalled views over Sussex Square, Lewes Crescent, The Kemptown Enclosures & the sea!

Ideally located in the iconic Sussex Square, this property offers a number of benefits including a key to the highly exclusive Kemptown Enclosures which Lewis Carroll immortalised in the opening scene of his classic children's story Alice In Wonderland!

The apartment itself offers incredible views over the Enclosures towards the sea, out of 3 large regency windows in the kitchen/living area. This allows a flood of light into the room, making the already spacious entertainment area seem even more expansive.

2 double bedrooms, both with their own views, benefit from built in wardrobes. The master bedroom also has an en-suite shower. The modern bathroom and the entrance hallway both enjoy rays of sunshine through their large skylights.


Available Part Furnished from 1st May 2024.





Council Tax Band

Energy Performance Graph

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

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.