



Sussex Square, Brighton BN2

£1,250,000

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EXQUISITE

## INTRODUCING

# Sussex Square, Brighton BN2

3 Bedrooms | 2 Bathrooms (and guest cloakroom)  
1 Living Room | 2252.88 Sq Ft | Private Lift  
Roof Terrace | Garage | Sussex Square

Award winning, this stunning 3 bed penthouse with a garage in Grade I listed Sussex Square has uninterrupted views to the sea over 7.5 acres of gated gardens for residents (with a tunnel to the beach), and has countryside views from the fabulous 93m<sup>2</sup> roof terrace at the back. Within a stroll of an al fresco lifestyle and 10 mins by cab from Brighton Station's direct trains to Gatwick and London, new life breathes through this magnificent building, once home to Thomas Kemp, now restored, extended and improved under the expert guidance of Beaufort House Ltd who specialise in buildings of significant heritage.

Split over two spacious levels, 195.9m<sup>2</sup> (2109 sq. ft.) offers a dream coastal lifestyle with a private lift rising to its own, hushed entrance hall, and a social, design-led top floor which brings the stunning coastal setting in. Quiet, comfortable bedrooms include a magnificent principal suite with a majestic bedroom, a dressing room and high spec bathroom.

Historic Kemptown has plenty of amenities including a weekly farmer's market, and the area is well served for green spaces which hold events during our arts festivals.

Close to the waterfront restaurants of the Marina and the beach cafés and bars by the new Lido and sauna, the location is quiet but convenient only a 7-10 min drive from the picturesque historic heart of the city- if you don't want to take a 20-25 min promenade along the seafront or St James's Street (on the Pride route).

- Grade I listed penthouse, sea views
- 3 double beds, 3 bathrooms (2 en-suite) living dining room, kitchen
- Garage
- Award winning re-invention, private lift
- Rare 93m<sup>2</sup> roof terrace
- Exclusive Regency Garden Square
- Gardens for residents, tunnel to beach
- Council Tax Band E





Conceived by Thomas Kemp and built by Thomas Cubitt, Grade I listed Sussex Square is one of the finest Regency developments within the UK. This magnificent building, designated as one of 'significant heritage', was home to Thomas Kemp from 1827-1837. Originally sold as facades only to allow the purchaser to design the space and layout to suit their own tastes, in 2011 the developers reduced the building to its façade once again to construct 6 luxury apartments for a sophisticated, contemporary lifestyle. Inside the statuesque entrance, with a fabulous wow factor, the lift has a security code for the penthouse and rises into its entrance hall.





### Luxury Living: Living Dining Room and Kitchen

Astonishing views sweep across a sea of green to the English Channel from the stunning open living dining room and kitchen which has Lutron lighting (throughout the whole apartment) and sleek oak flooring underfoot. On the top floor, this south facing room is also completely private, quiet and comfortable, with a living flame gas fire within a marble fireplace. In its own space the high-spec kitchen is sociable but does not encroach into the rest of the room, and streamlined units with stone surfaces deliver ample storage. Integrated appliances include a Siemens 5 ring induction hob beneath a hood, twin ovens, a Quooker tap and a dishwasher, and the fridge freezer, which will stay, dispenses filtered water.

Leading to one of the largest roof terraces in the square, a sun-filled area offers versatile options including being used as a private eyrie from which to work from home by day and a cocktail bar at night.



### Luxury Living: The Roof Terrace

With unique, panoramic views to open countryside over a distant cityscape which comes alive at night, this sunny roof terrace has 93m<sup>2</sup> in which to unwind or entertain. Not overlooked, it has the light all day and into the evening. Hardwood decking is underfoot, three walls have power points for music and chilled champagne, and there is also a water source. If you look to the apartment, the sea is framed by the living room windows.





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### **Luxury Living: Two Guest Bedrooms, Cloakroom, Utility and Bathroom**

In the skilful extension on the entrance level, the bedrooms are quietly away from the entertaining area above. In keeping with the generous period proportions of the Regency building, gleaming walnut doors rise to an impressive 2.6m. There is a smart guest cloakroom and the spacious utility room has plumbing for two machines -and two boilers as the heating on the two floors is separated.

The first of the big, inviting double bedrooms is stylish with calm decoration and like the rest of this fantastic apartment, is wired for sound. Peaceful at the back, the luxury guest suite is not directly overlooked as it has open views. The glamorous bathroom becomes en suite by closing the door of the inner lobby to the hall and has underfloor heating, steam proofed mirrored cabinets and a contemporary, drench head shower above the bath.

### **Luxury Living: The Principal Suite**

Live the dream in this glorious principal bedroom where you can rest in complete seclusion. Custom made wardrobes line the dressing area to deliver sophisticated storage, and large enough for both a deep bath and a wet room style shower, the en- suite has a designer finish which includes a t.v at the end of the bath, underfloor heat and steam free mirrors.







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“The square is just so restful to return to and we have enjoyed being sociable in the gated gardens (there’s a reasonable annual charge,) but also being able to entertain privately on the roof terrace. We have absolutely loved living here and enjoy both the mix of old and new in the apartment and the views of the sea and the countryside – reminding us to go out and enjoy them. We have had great fun spending time in Brighton where there is so much to do whatever your mood, and local amenities include a High Street, our favourite café and deli Marmalade and a fantastic Lido and sauna on the nearby beach.” Vendor’s comments



## LOCATION GUIDE

### Good to Know

Local shops 3 minutes, Georgian Lanes 20-25 min walk, 7-10 by cab

Brighton train station 15 mins by bus

The sea is through the tunnel in the gardens, park access to Downland 3 mins drive

### Education

Primary: St Mark's, Queen's Park

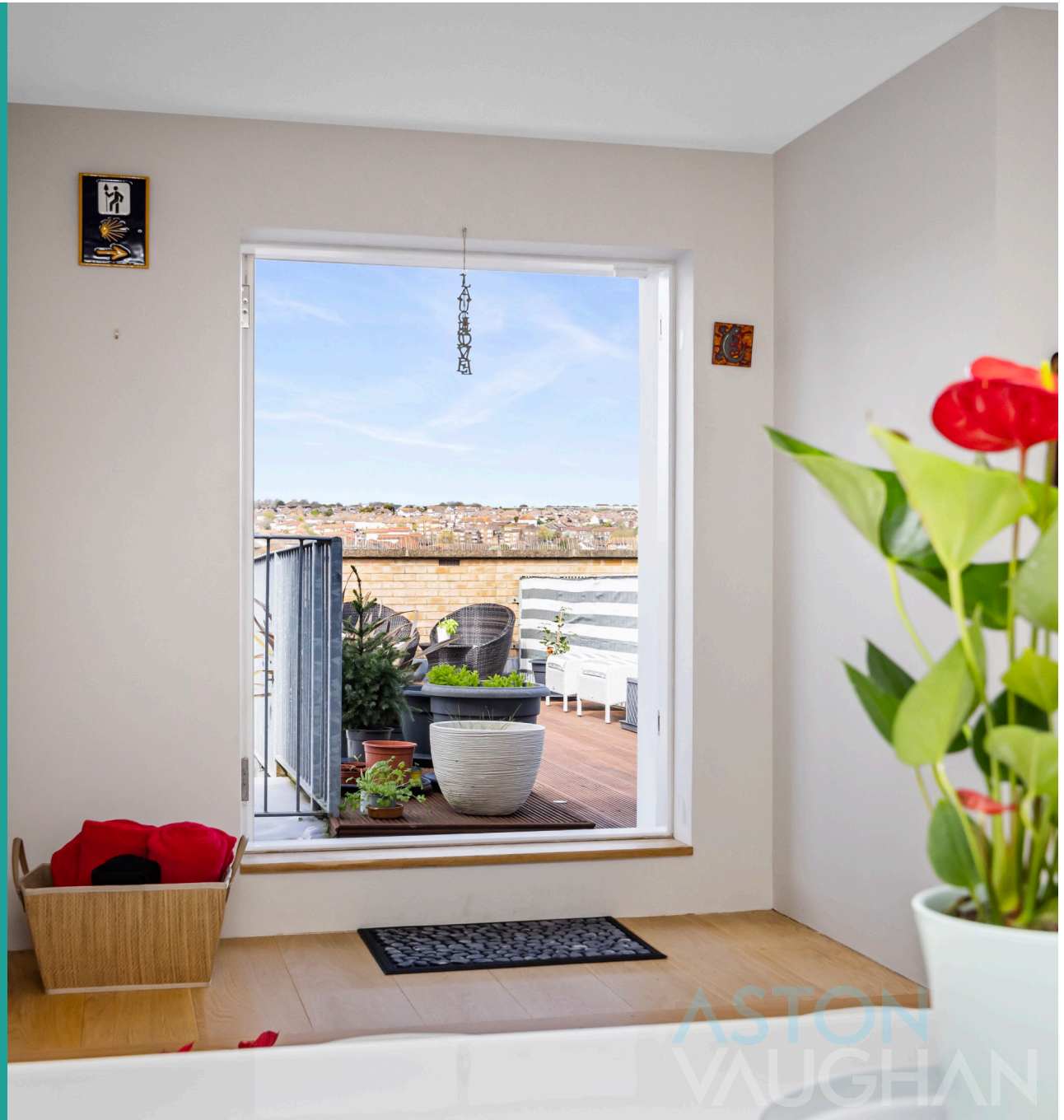
Secondary: Varndean or Dorothy Stringer

Sixth Form: Varndean, BHASVIC, MET

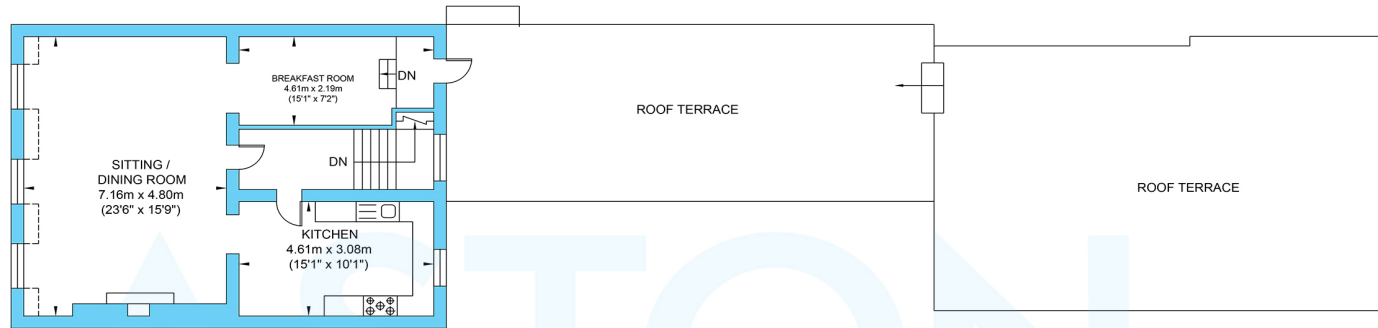
Private: Brighton College, Brighton Waldorf, Roedean, Brighton & Hove High

### Location Guide

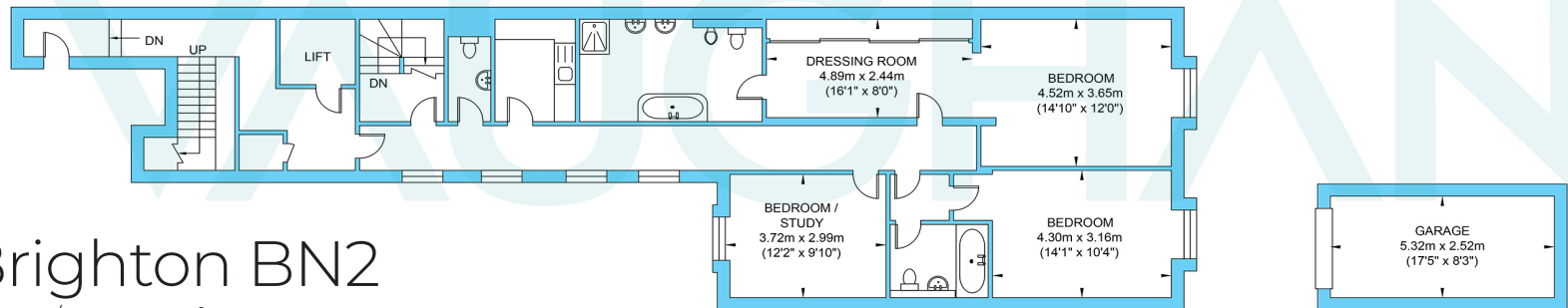
This exclusive location within is walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas. The 7.5 acres of Grade II listed gardens which have a tunnel to the beach are for the exclusive use of the residents of the Kemptown Estate. Private and secure, they are also a social hub of a vibrant and inclusive community. A 15 minute walk past the County Hospital (8 minutes) and award winning Brighton College (10) takes you to the heart of Kemptown with its fashionable al fresco lifestyle, patisseries, bars, restaurants and new Lido whilst a restful 20-25 minute seafront stroll – or 7 minute cab ride- takes you to the picturesque cultural heart of our legendary coastal resort.



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**Upper Level**  
 Approximate Floor Area  
 722.25 sq ft  
 (67.10 sq m)



**Lower Level**  
 Approximate Floor Area  
 1386.39 sq ft  
 (128.80 sq m)

**Garage**  
 Approximate Floor Area  
 144.23 sq ft  
 (13.40 sq m)

# Sussex Square, Brighton BN2

Approximate Gross Internal Area = 209.30 sq m / 2252.88 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale