



Sussex Square, Brighton, BN2

£400,000



**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Sussex Square, BN2

1 Bedrooms | 1 Bathrooms | 1 Living Room  
719 Sq Ft | Sussex Square

The history, scale and beauty of these Regency seafront homes never cease to impress visitors to the city. Designed and built during the early 19th Century, they have retained their prestigious status for almost 200-years, to become the most sought-after address in Brighton.

This generous one-bedroom apartment holds pride of place on the upper segment of the square, with dual aspect windows framing views over the communal gardens to the sea. Bearing the incredible proportions of the era and a wealth of original period detail, it offers home seekers and landlords the perfect opportunity to invest in a prominent location.

- Prestigious location
- Grade II Listed one-bedroom Regency apartment.
- Ground floor
- Resident access to communal gardens with tunnel to the beach
- Garden and sea views
- A wealth of period features
- Potential to add value with restoration and modernisation.









Brimming with character and charm, the interior feels homely, yet there is huge potential for further modernisation and restoration.

With easy access on the ground floor, there are just two steps up to the portico pilastered front door to the communal hallway where the door to this flat is to the left. Stepping inside, the eye is immediately drawn to the living room to the front of the building, where three tall sash windows rise to the ceiling, bringing in natural light from the south and east. From here, the views are lush and green, looking out over the communal gardens to the sea. With the sashes open, the cool coastal breeze can flow through the flat during summer inviting you down to the beach at the bottom of the road.

Inside, this generous room has a gloriously high ceiling and the windows have retained their timber shutters. Taking centre stage, the grand fireplace is open to add warmth and atmosphere to wintery evenings and there is ample space for formal dining, entertaining or simply relaxing on comfortable furnishings in the evening.

Moving through the apartment, the bedroom is peacefully positioned to the rear of the building with a tall stained-glass window looking down to the internal courtyard. A separate walk-in dressing area maximises the floor space in the bedroom which shares the same neutral yet homely décor as the living room. Nearby, the bathroom is classic in blue and white with an electric shower over the bath.

Passing a deep cupboard for household items, the kitchen sits at the far end of the flat and has been well designed for the space to include plenty of storage alongside an integrated oven with gas hob and space for a freestanding fridge and washing machine. As with the bathroom, any modernisations and improvements would increase the value of the property.









**Vendor's comments:**

“It was the incredible history and the character of this apartment which made me fall in love with the place. It is a great home for entertaining, but it is also incredibly peaceful – a haven to retreat to. The communal gardens are beautiful, and there is a real sense of community on the square and in Kemp Town Village in general.”







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## LOCATION GUIDE

### Good to Know

Shops: Local 2 min walk, city centre 30 min walk

Train Station: Brighton Station 15 min bus ride

Seafront or Park: Seafront is 1 minute walk through the tunnel and gated enclosures

### Education

**Primary:** St Mark's CofE, Queen's Park Primary

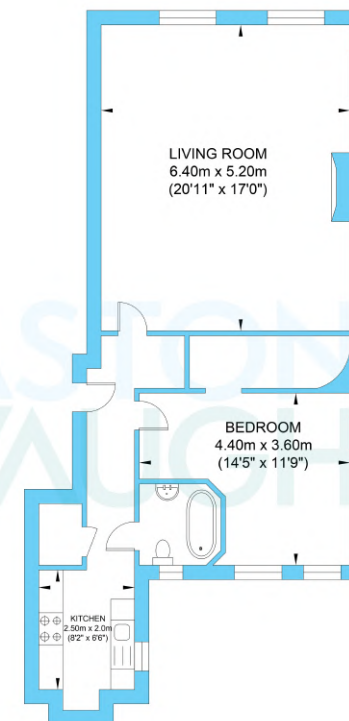
**Secondary:** Varndean and Dorothy Stringer, Cardinal Newman RC

**Private:** Brighton College, Montessori School

This attractive apartment sits just minutes from the seafront and fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to Gatwick and London. The new Soho Brighton Beach House, Sea Lanes open air swimming pool, and beach sauna are within walking distance and there are a plethora of restaurants and gastro pubs in both Kemp Town and nearby Hanover.



## Sussex Square



Ground Floor  
Approximate Floor Area  
719.13 sq ft  
(66.81 sq m)

Approximate Gross Internal Area = 66.81 sq m / 719.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.