



Sussex Square, Kemp Town, BN2

£500,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Sussex Square, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room  
980 Sq Ft | Kemp Town | Lift | Spectacular Sea Views

This bright and spacious two-bedroom apartment occupies the top floor of a Grade 1 listed building in Sussex Square, offering stunning views over private gardens to the sea. Situated ideally as a seaside home, weekend retreat, or rental property. What's more, it's being sold chain free.

Constructed in 1827 and part of the terrace where Thomas Kemp once lived, the building impresses from the outset with its imposing front door flanked by Doric columns and a secure entry phone system. The communal entrance features high ceilings and period details, setting a tone of historic grandeur.

A lift at the end of the hall swiftly ascends to the top floor, where a private lobby leads to the apartment's entrance. Inside, a large hall with a skylight overhead and a coat cupboard welcomes you. Double glass doors to the right open into a spacious living room flooded with natural light from generously sized south-facing windows, offering magnificent views of the sea and surrounding treetops.

The kitchen, tucked into a deep alcove to the left, features practical wooden flooring matching honey-colored units and white work surfaces housing a steel electric hob and stylish steel sink. A strategically placed skylight above adds a celestial touch to the cooking area. Integrated appliances include a washing machine and fridge freezer, ensuring the kitchen is fully equipped.

Across the hall, past a guest cloakroom, are two well-proportioned double bedrooms ideal for sharers. The first bedroom enjoys plenty of natural light and views, fitted wardrobes, and an en-suite shower room decorated in simple white with a cream non-slip floor. The second bedroom offers exceptional views across Kemp Town rooftops and the Downs, with built-in wardrobes and an en-suite featuring a TRITON Trance shower above a bath, with additional storage and elegant dark marbled tiles.

Located minutes from the sea and Kemp Town Village with its cafes, shops, and restaurants, this apartment also provides easy access to Brighton's marina and theaters. Brighton Station is nearby, offering excellent links to Gatwick and London, making it an ideal choice for those seeking both coastal tranquility and city convenience.







## LOCATION GUIDE

**Shops:** Local shops 3 minutes, Lanes 20-25 min walk, 7-10 by cab

**Train Station:** Brighton Station about 15 mins by bus

**Seafront or Park:** The sea is through the tunnel in the 7.5 acre gardens

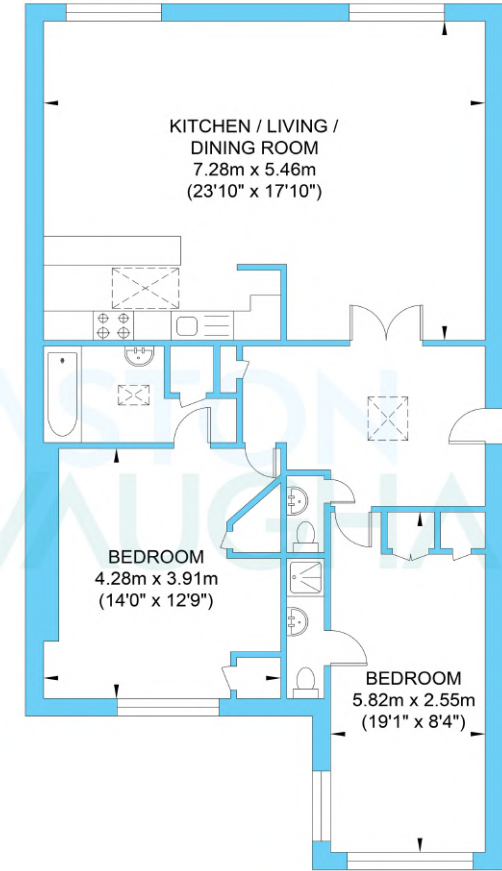
### Education:

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

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

**Private:** Brighton College, Montessori School

19th Century developer Thomas Kemp commissioned architect Amon Wilds and his building partner Charles Busby to design and build Sussex Square between 1823 and 1830. Inspired by the Nash developments in London, these magnificent homes offer some of the finest examples of Georgian architecture bearing Doric or Ionic porches and ironwork balconies, and every third house has pilasters, most of which have Corinthian capitals. Sussex Square sits adjacent to the beach and is just a stroll from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes away with a myriad of restaurants to choose from as well as cinemas, a health club and a glamorous casino. The law courts and Amex are also nearby and the South Downs, a park and 72 par golf course are just a short walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London and for those who need to commute by car, the A23 and A27 are both readily accessible- and there's no waiting list for permit zone H.



Fourth Floor  
Approximate Floor Area  
980.37 sq ft  
(91.08 sq m)

Approximate Gross Internal Area = 91.08 sq m / 980.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.