



Apartment (EPC Rating:)

**2, 5-6 SUSSEX SQUARE, BRIGHTON, BN2
1FJ**

£1,300

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

Located in prestigious Sussex Square, Brighton, this charming unfurnished apartment offers a unique opportunity for those seeking a blend of modern living and historical elegance. The property features one spacious double bedroom with large fitted wardrobe so has plenty of storage and is perfect for a comfortable night's rest, and a well-appointed bathroom. The reception room provides a welcoming space for relaxation or entertaining guests, showcasing the original Victorian features that add character and charm to the home.

One of the standout aspects of this property is the exclusive access to the private gardens of Sussex Square. Residents can enjoy the serene surroundings and the delightful greenery, while also benefiting from a hidden tunnel that leads directly to the beach and esplanade (now home to the newly opened 'Reading Room' cafe.)

This rare feature allows for easy access to the vibrant seaside lifestyle that Brighton is renowned for.

The apartment is situated in an enviable location, offering a sense of community and tranquillity, while still being within reach of the bustling city centre. With its combination of historical charm and modern convenience, this property is ideal for individuals or couples looking to immerse themselves in the unique atmosphere of Brighton. Don't miss the chance to make this delightful apartment your new home.

6 Month let as the property is being marketed also For Sale. Contact us for more information.

Property description

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Sussex Square



First Floor
Approximate Floor Area
499.55 sq ft
(46.41 sq m)

Approximate Gross Internal Area = 46.41 sq m / 499.55 sq ft

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

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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.