



Sussex Square, BN2

Offers In Excess Of £475,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Sussex Square, BN2

2 Bedroom | 1 Bathroom | 1 Reception Room | 807.30 sq ft |

Elevated high on the top floor of a townhouse on Brighton's most prestigious Regency square, this two-bedroom, two-bathroom apartment enjoys exceptional views across the local landscape to the sea. Having been expertly renovated and maintained by the current owners, it has a streamlined and modern aesthetic and is ready to move straight into.

Stepping into the apartment, you are greeted into a wide and welcoming entrance hall, offering space to store shoes and hang coats, away from the main body of the flat. An internal staircase rise to the top floor, adding to the sense of space, leading to the upper landing where the eye is immediately drawn to the living room and kitchen spanning the front of the building.

A magnificent space, there are four sash windows running along the westerly elevation, framing the most exquisite vista, looking out over treetops and the homes of Lewes Crescent

to the sea, all set below vast open skies. With so much open space and nature, this scene is ever changing with the seasons and the time of day, as the sky lights up with colour during sunset. A room this size invites entertaining, while also becoming a peaceful haven to return home to each day. There is ample space for generous furnishings and for formal dining alongside the open plan kitchen fitted with every appliance, so you can move straight in with relative ease and start enjoying the space.

Peacefully located to the rear of the building, both bedrooms are comfortable doubles with space for king beds and freestanding furnishings without compromising on floor space. They each have a deep built-in wardrobe and views looking out over East Brighton coastline where it meets the South Downs National Park, reminding you just how perfectly placed this city is between the countryside and the sea.





Vendor's Comments:

"Sussex Square is the best place to live in this incredible city. You have the best of all worlds here with the beach, the city, the countryside and the glorious garden enclosures on your doorstep – and there is a palpable sense of community, both on the square and in Kemp Town 'Village' itself."

Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Montessori School

Good to Know:

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.

Floor Plan