

Apartment (EPC Rating:)

**FLAT 3, 18 SUSSEX SQUARE, BRIGHTON,
BN2 5AA**

£2,200

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Located in the prestigious Sussex Square, Brighton, this exquisite ground floor apartment offers a unique blend of luxury and comfort. Spanning an impressive 1,015 square feet, this high-end Regency flat, built in 1822, boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal home for professionals or a small family.

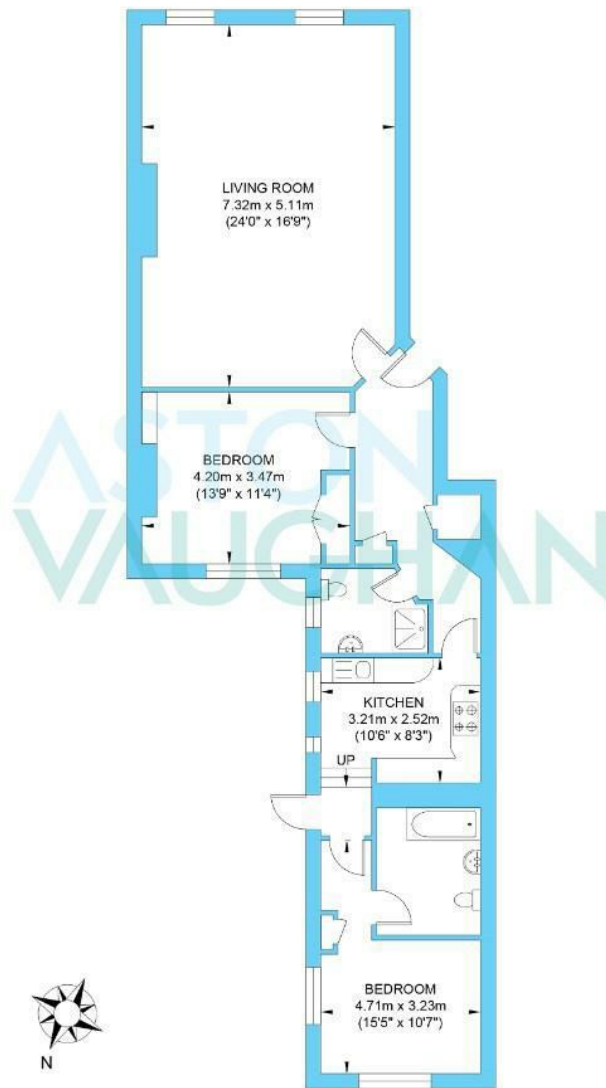
Upon entering, you will be greeted by the grandeur of high ceilings that enhance the sense of space and light throughout the property. The reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The apartment comes fully furnished, ensuring a seamless move-in experience.

One of the standout features of this property is the private patio, offering a tranquil outdoor space to enjoy the fresh air and sunshine. Additionally, residents have access to the renowned Sussex Square gardens, a beautiful and serene setting that adds to the charm of this remarkable location.

This apartment not only provides a luxurious living experience but also places you in the heart of Brighton, with its vibrant culture, stunning seafront, and a variety of shops and restaurants just a stone's throw away. This is a rare opportunity to reside in a property that combines historical elegance with modern convenience. Don't miss your chance to make this splendid flat your new home.



Sussex Square



Ground Floor
Approximate Floor Area
1005.13 sq ft
(93.38 sq m)

Approximate Gross Internal Area = 93.38 sq m / 1005.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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	

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.