



Sussex Square, BN2  
£350,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Sussex Square, BN2

1 Bedroom | 1 Bathroom | 1 Open Reception Room 664 sq ft  
| Large private west facing patio | Access to Sussex Square  
and Lewes Crescent gardens with tunnel to beach

Nestled within the prestigious Grade I listed architecture of Sussex Square, this exceptional one-bedroom ground floor apartment offers a rare opportunity to acquire a property of significant charm and historical importance. Boasting a generous layout, this residence is perfectly suited for those seeking a sophisticated urban retreat with unparalleled outdoor amenities.

Upon entering, you are greeted by a spacious and inviting interior, thoughtfully designed to maximise comfort and natural light. The reception room provides an ideal space for relaxation and entertaining, offering ample room for both living and dining areas. High ceilings and period features, characteristic of a Grade I listed building, add to the apartment's unique character and appeal. The well-proportioned bedroom offers a tranquil sanctuary, complete with sufficient space for storage and personal touches, ensuring a restful night's sleep.

The apartment benefits from a beautifully appointed bathroom, finished to a high standard, providing a serene environment for daily routines. The kitchen, while not explicitly detailed, is designed to complement the overall elegance of the property, offering functionality for modern living within a classic setting.

One of the most outstanding features of this property is its large private west-facing patio. This secluded outdoor space provides an idyllic setting for al fresco dining, morning coffees, or simply unwinding in the afternoon sun. The west-facing aspect ensures an abundance of natural light throughout the day.

Residents of Sussex Square enjoy exclusive access to the magnificent Sussex Square and Lewes Crescent gardens. These meticulously maintained private gardens offer a verdant oasis in the heart of the city, perfect for leisurely strolls or quiet contemplation. A truly unique advantage is the private tunnel providing direct access from the gardens to the beach, allowing for effortless enjoyment of the seaside lifestyle without navigating public roads. This feature alone elevates the property's desirability significantly.

The location is highly sought after, placing you within easy reach of the vibrant Kemptown Village. Here, you will find an eclectic mix of independent shops, cafes, and restaurants, including the popular Marmalade Cafe, perfect for a casual brunch or a quick coffee. The village atmosphere, combined with its proximity to the seafront and city centre, offers the best of Brighton living.

This Grade I listed building not only offers a beautiful home but also a piece of history, meticulously preserved and maintained. The blend of period grandeur with modern comforts, coupled with its exceptional private outdoor space and exclusive garden and beach access, makes this apartment a truly remarkable offering on the market. An early viewing is highly recommended to fully appreciate the unique qualities and lifestyle opportunities presented by this exquisite property.

















### Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

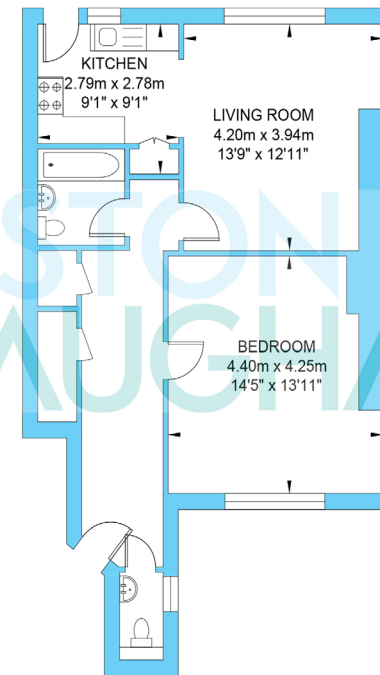
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

### Good to Know:

Kemptown is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. The waterfront restaurants, bars and health club of the Marina are an easy walk and local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

## Sussex Square



Ground Floor  
Approximate Floor Area  
664.45 sq ft  
(61.73 sq m)

Approximate Gross Internal Area = 61.73 sq m / 664.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.