



**hamlyn
smith.**


Sussex Square, Brighton, BN2 5AB

Guide price
£500,000 - £550,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

****£500,000 - £550,000**** This elegant two-bedroom maisonette has been revitalized into a magnificent, design-centric residence. Offering unique privacy and tranquility, it extends over two spacious storeys, creating the ambiance of a house. The property features charming period details such as an exquisite oval roof light and an original fireplace in the reception room. The meticulous renovation includes steel radiators that complement the building's historical character, high-grade flooring with enhanced sound insulation, and a stylish, high-spec kitchen and chic bathroom. Grade I listed for its timeless beauty, the locale offers convenient access to local shops, cafés, bistro bars, and the County Hospital, just an 8-minute walk away.





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Built between 1823 and 1827, Sussex Square is one of Brighton's rare addresses with private gardens for residents. The recent restoration of the building includes repairs to the Corinthian columns and portico mouldings. The grand entrance leads to a communal hall with the original flagstone floor and a sweeping stone staircase.

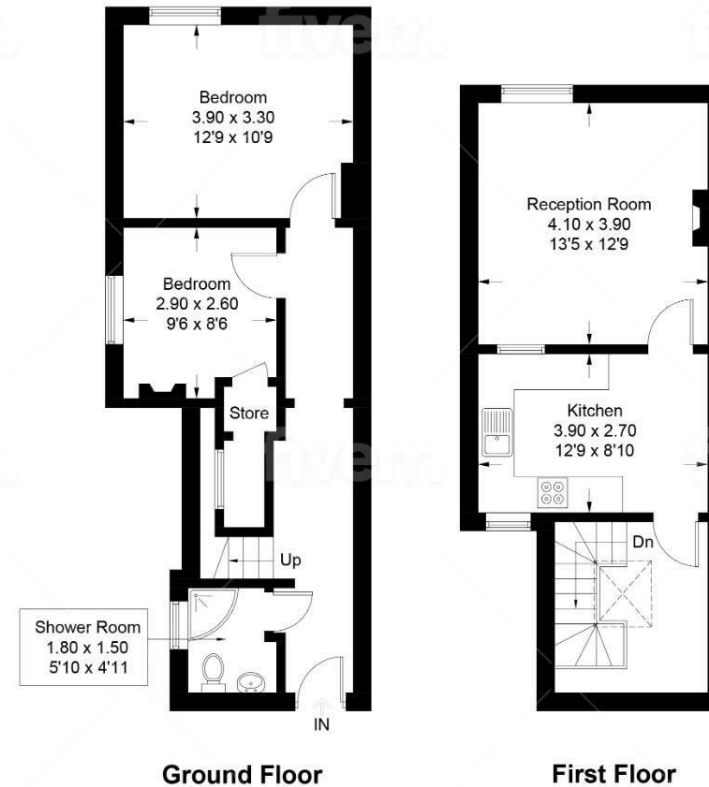
Inside, period details have been meticulously restored or sourced, seamlessly integrating modern features like designer radiators and an energy-efficient boiler. A beautiful Regency staircase ascends beneath the oval skylight in the hallway, illuminating the heart of the home.

A graceful archway frames broad steps leading down to the bedrooms. The guest room is serene and comfortable, featuring a fitted wardrobe beneath the staircase and additional storage above the fireplace. Completely private and peaceful, the principal bedroom offers the serene proportions characteristic of Grade I listed homes, adorned in the soothing tones of Farrow & Ball, with high-grade wool carpet for sound insulation. The ceiling-high window shutters were custom-made by a local craftsman. The nearby shower room blends Regency influences with Burlington fittings, modern designer tiling, a heated towel rail, and a shaving point.

At the top of the striking staircase, where the roof light captures the sky, the spacious kitchen seamlessly flows into the living and dining area. Shaker units provide well-organized storage, complemented by marble countertops and fitted shelves. Stylish European-inspired tiles enhance the kitchen, which features a Zanussi gas hob and electric oven beneath a lit hood, a Butler's sink reflecting the building's period, and integrated appliances including a dishwasher and washing machine.

Within walking distance of Kemptown village and the Marina, this beautiful maisonette has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach. For the exclusive use of the residents of the Kemptown Estate they are not only private and secure, but also a social focal point of a vibrant and inclusive community.

Approximate Gross Internal Area = 72.44 sq m / 779.73 sq ft



Ground Floor

First Floor

