



# Sussex Square, Brighton

Guide price £750,000 - £750,000



## Property highlights

- Situated in the prestigious Sussex Square, close to Kemptown, the beach, and award-winning schools
- Duplex apartment in a Grade I-listed townhouse
- Stunning period features
- Exceptional ceiling heights throughout, adding grandeur and space
- Renovated to exacting standards with high-quality materials
- Spacious living room with full-height sash windows and garden views
- Modern kitchen with integrated Miele appliances
- Bright and spacious principal bedroom with built-in wardrobes
- Luxurious bathroom featuring a freestanding slipper bath and a rainfall shower
- Quiet home office, perfect for remote work



Situated in the prestigious Sussex Square, this spacious two-bedroom duplex apartment spans two floors of a Grade I-listed townhouse. Filled with exquisite period features and renovated to a high standard, it is a rare find.

### The property

Uniquely situated in the most tranquil corner of Sussex Square, this spacious duplex apartment spans the ground and lower ground floors of a stunning Grade I-listed townhouse. This imposing Georgian house was converted into apartments in c.1908, dating a lot of the period features back to then. Stained glass windows, intricate cornices, architraves, original wood shutters, and tall sash windows are found throughout, and recent renovations seamlessly blend historic elegance with modern luxury.

The impressive tiled entrance issues into the communal hallway, leading to a majestic sweeping staircase, showered by light from the newly restored bell lantern and chandelier. A set of unique double folding front doors welcome you into the apartment, where style and sophistication are immediately evident.

At the front of the property, the bright living room immediately captures your attention and its almost full-height sash windows draw you in. With a south-westerly aspect, light floods the space throughout the day, while restored timber shutters offer complete privacy by evening. Standout features include ceilings that are over 3m in height, an original acanthus leaf ceiling rose, intricate cornices, architraves, antique oak flooring, and moulded wood panelling. A grand open fireplace takes centre stage, with the option to add a wood-burning stove for added warmth and atmosphere on winter nights.

Running the length of the heritage blue painted hallway, wall panelling and built-in storage is in keeping with the style of the property while offering ample space for books and ornaments. A serene home office with built-in shelving offers the perfect space for remote work, while a convenient WC next door features an ornate stained glass window, adding a touch of elegance. At the end of the hallway, you'll find a sleek, modern kitchen offering generous storage with both base and wall units. Integrated Miele appliances provide a touch of luxury, while under-counter space and plumbing are conveniently available for a washing machine.

Carpeted stairs descend to the lower ground floor where the period features continue with two double bedrooms and a beautifully renovated bathroom. At the front, the principal bedroom is bright and spacious, with large sash windows filling the space with light and deep built-in wardrobes providing storage. Positioned around the lightwell, which floods the corridor with natural light, is a spacious second bedroom and luxurious bathroom boasting Carrara marble-effect tiles, a freestanding double slipper bath, and a walk-in rainfall shower.

As well as a communal courtyard at the front of the house, which contains storage and is shared with one neighbour, this property also has access to the magnificent square gardens. Kemptown Enclosures is a communal garden that covers approx. 7.5 acres, now owned collectively by the freeholders of the houses that make up the Kemptown Estate.

The gardens were landscaped in 1828 by local horticulturist Henry Phillips at around the time that the Kemptown Estate was being constructed, more than 20,000 plants, including semi-mature trees and shrubs were needed. The tunnel that runs from the South Gardens to the esplanade was added in about 1830. It was rumoured to have inspired the rabbit hole in Lewis Carroll's 'Alice in Wonderland' novel.

## Additional property information

Tenure: Share of Freehold

Length of lease: 999 years

Annual service charge amount: £3000

Council tax band: D

Parking permit zone: H

## The area

Kempton, dating back to the 19th century, is renowned for its stunning Regency architecture, designed by Charles Busby, Amon Henry Wilds, and Thomas Cubitt for Thomas Read Kemp. The area later expanded with Victorian and Edwardian homes, creating a vibrant neighborhood with a variety of shops, cafes, restaurants, and bars along St. James' Street, Bristol Road, and St. Georges Road. Popular spots include The Plotting Parlour, Redroaster Café, The Barley Mow, Busby & Wild Bistro Pub, and The Kemp. Just moments from Sussex Square, you'll also find the beloved Marmalade café.

Kempton is celebrated for its large LGBTQ+ community, contributing to Brighton's reputation as the 'Gay Capital of the UK.' The annual Pride weekend, complete with a parade and street parties, is a highlight of the city's calendar.

Madeira Drive, just steps away, offers a range of attractions such as the Volk's Electric Railway, Beach Box Spa, Sea Lanes, Soho House, Yellowwave Beach Sports, and the iconic pebbled beaches. Brighton's city centre, North Laine, and South Lanes are all within easy reach, boasting an extensive array of shops, nightlife, dining options, and entertainment. Nearby, Brighton Marina features a bustling boardwalk with restaurants, a cinema, bowling alley, David Lloyd gym, and an ASDA superstore.

## The history of Sussex Square

The grandeur and timeless appeal of these iconic seafront properties continue to captivate all who visit. While many have been transformed into luxurious apartments, they retain the stately presence originally envisioned when they were built in the early 19th century.

Between 1823 and 1830, Thomas Kemp enlisted renowned architects Amon Wilds and Charles Busby to create Sussex Square, drawing inspiration from John Nash's famous London developments. The result is a striking showcase of architecture, featuring elegant Doric and Ionic porches, intricate ironwork balconies, and pilasters with Corinthian capitals that add a sense of sophistication to every third house.

Notably, 32 Sussex Square was first occupied in 1830 by Sir Laurence Peel, brother of Prime Minister John Peel, and his wife, Lady Jane Peel. The house has welcomed distinguished guests, including Queen Adelaide and members of the French royal family. Their visits are remembered by the unique plaster laurels adorning the portico entrance, adding an extra layer of historical significance to this remarkable residence.

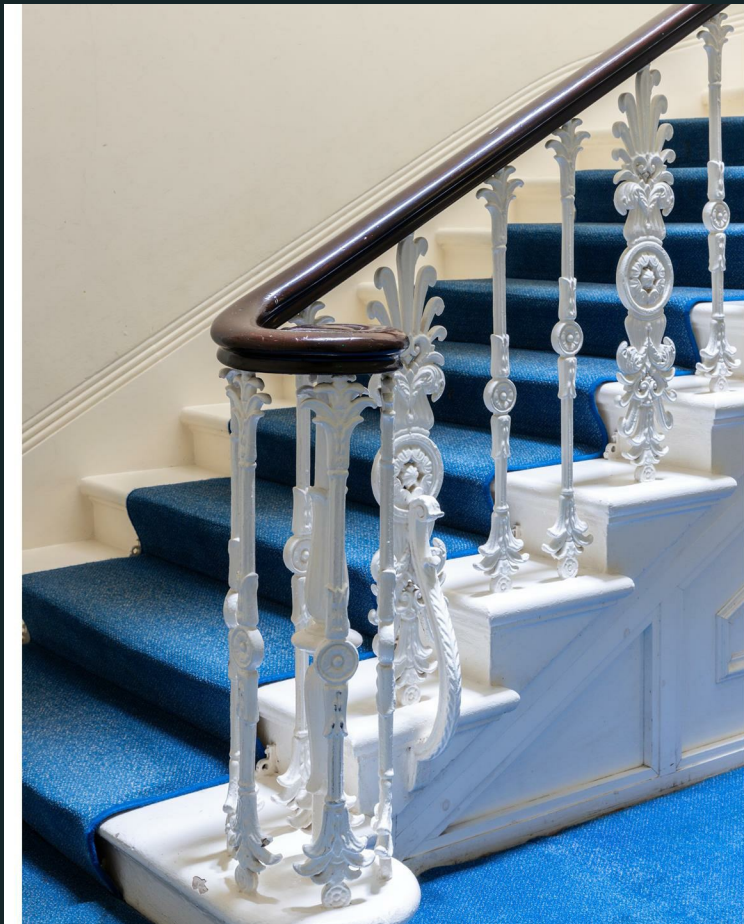
## Schools

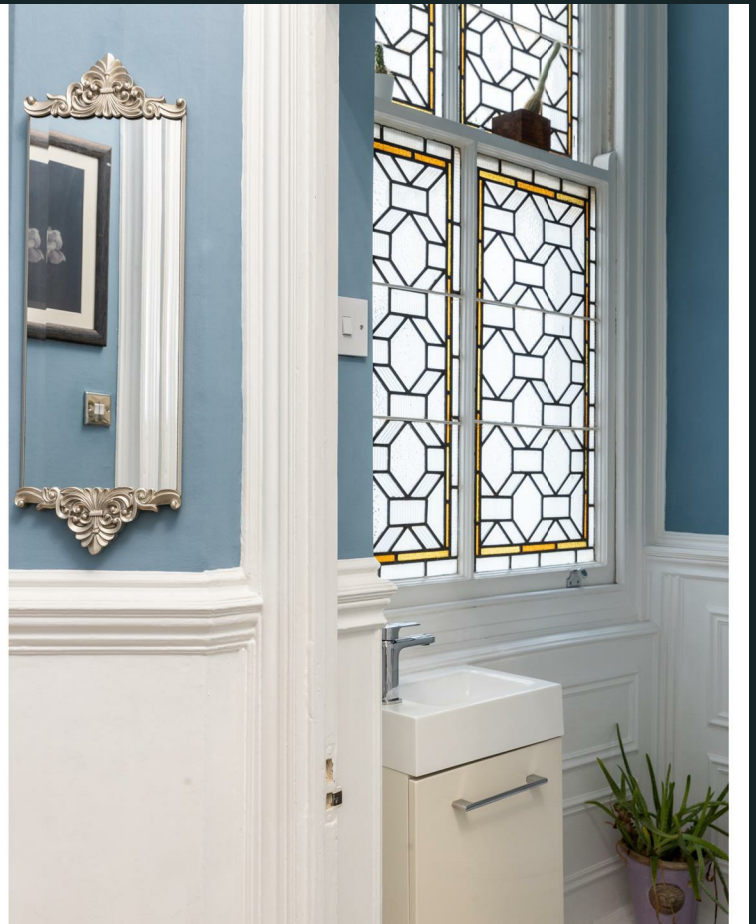
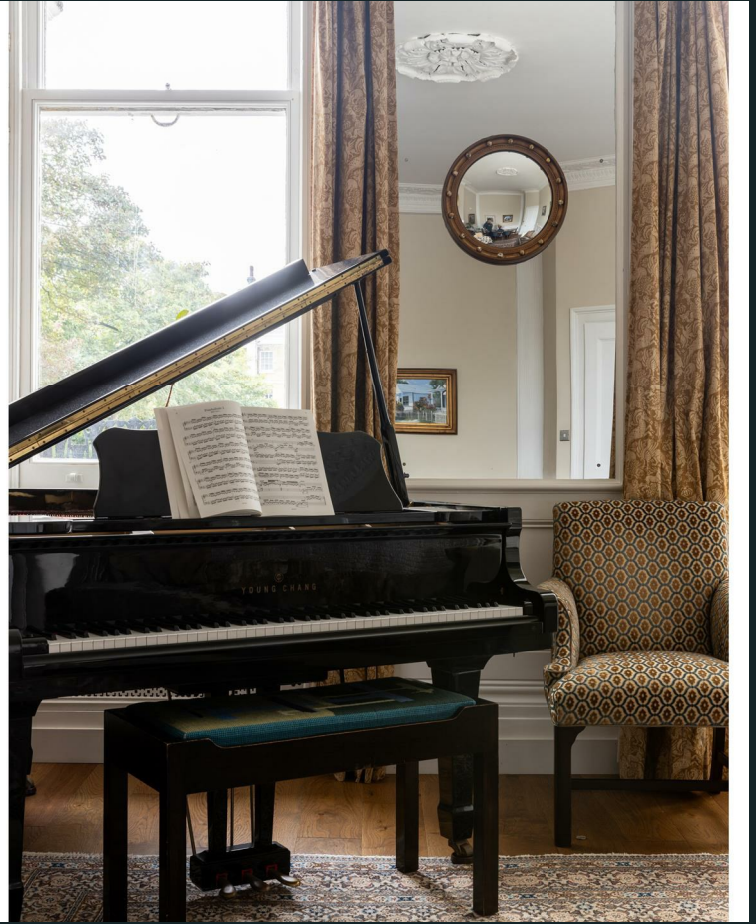
This property is ideally located for easy access to several outstanding schools. Nearby primary options include Queens Park Primary and St Marks CofE. For secondary education, Varndean, Dorothy Stringer, and Cardinal Newman are all within reach. Prestigious independent schools in the area include Brighton College, Brighton College Prep, and Roedean School.

## Transport links

Sussex Square is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that runs along the coast. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.

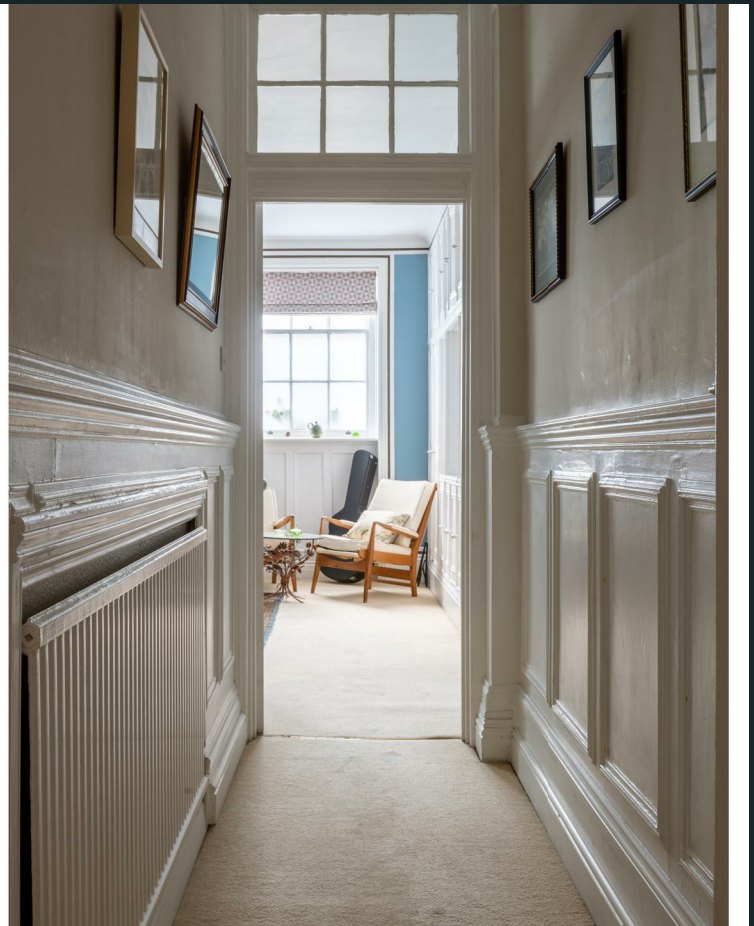
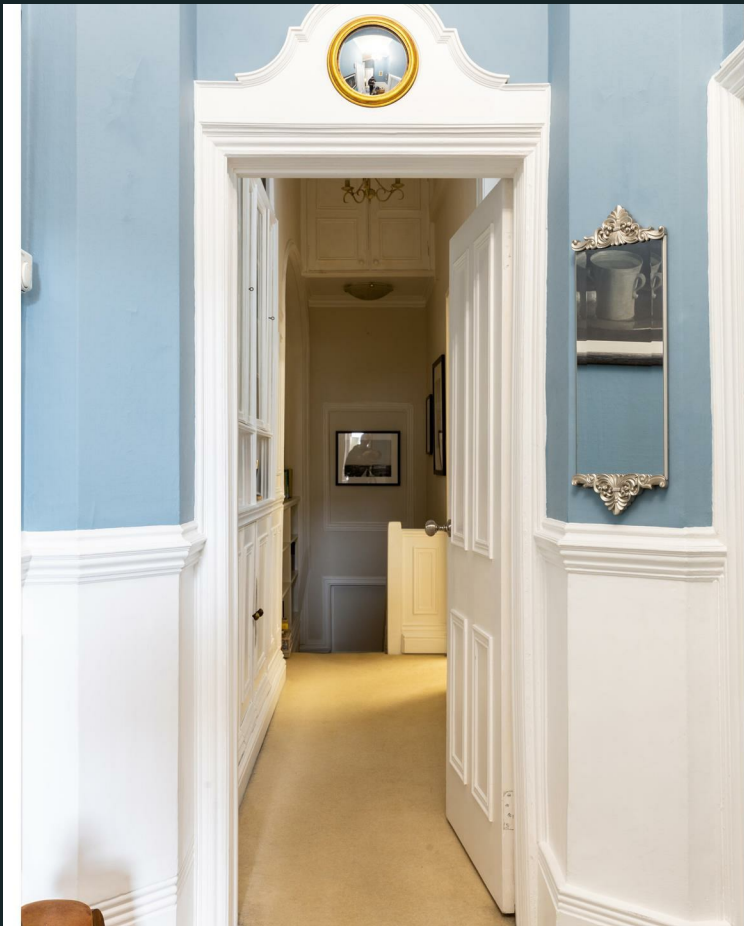














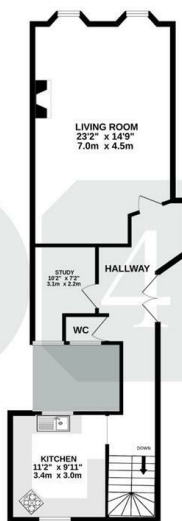




LOWER GROUND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA: 1407 sq ft (130.7 sq m) approx.

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