



Sussex Square, Brighton BN2 5AA

welcome to

Sussex Square, Brighton

Guide Price £600,000-£650,000. A three-bedroom duplex apartment which is being sold with no onwards chain and comes with a share of the freehold, you also have access to 6 acres of private residents gardens.



This is a completely unique duplex apartment that offers hugely versatile living.

As you enter on the ground floor of the communal entrance you are greeted with lovely communal hallways with steps which lead to the first-floor entrance of the apartment.

It is arranged over three floors and has three bedrooms, a spacious lounge and separate kitchen.

The hallways are amazing with period charm and plenty of space for an office and a dining area.

The property is on the Northwest side of Sussex Square, considered by many to be Brighton's most prestigious address.

The occupants of Sussex Square benefit from the use of the private gardens, providing 5-6 acres of stunning, peaceful land with access through to Brighton beach.



Total floor area 144.7 sq.m. (1,558 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Sussex Square, Brighton

- Duplex Apartment
- Three Bedrooms
- Share Of The Freehold
- Use Of Kempdown Enclosures
- Sold With No Onwards Chain

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£600,000-£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET107473 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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