



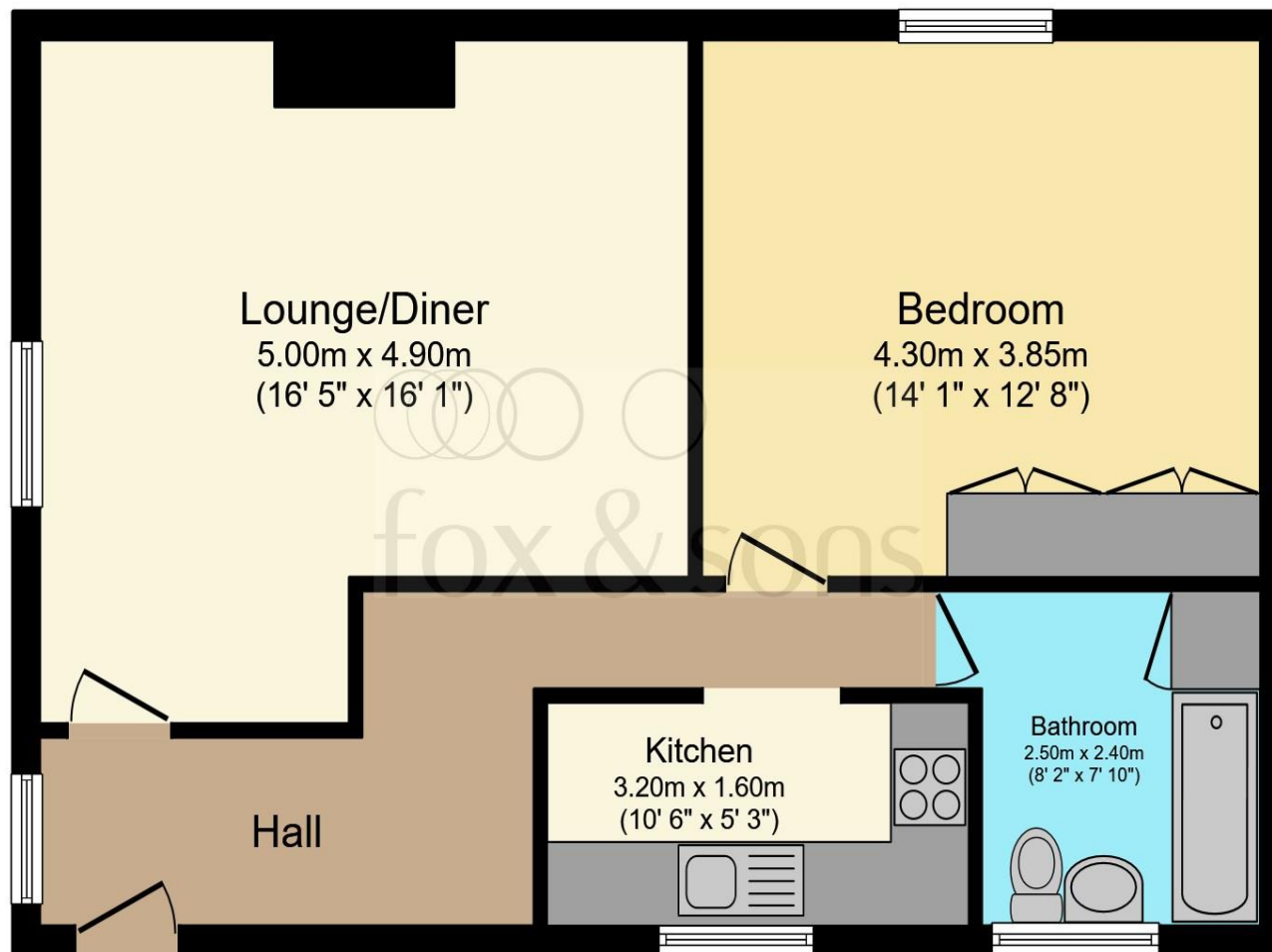
Bristol Mansions Sussex Square, Brighton BN2 5AA

welcome to

Bristol Mansions Sussex Square, Brighton

GUIDE PRICE £300,000 - £325,000 A well-proportioned one-bedroom flat in a highly sought-after location, offering access to the exclusive Kemptown Enclosures. This charming home features period details, a spacious layout, and is offered with a share of the freehold—ideal for first-time buyers.





Located in the highly sought-after Sussex Square, this charming one-bedroom flat offers a rare opportunity to own a beautifully presented home in one of Brighton's most desirable areas. Set within a period property, the flat boasts a generous layout with a spacious living room featuring elegant built-in bookshelves, a classic fireplace, and large windows that flood the space with natural light.

The bedroom is equally inviting, with calming décor, ample storage, and a peaceful outlook, making it a perfect retreat. The property also benefits from a well-proportioned dining area and tasteful finishes throughout, creating a warm and welcoming atmosphere.

Offered with a share of the freehold, this flat is an ideal first-time buy or investment opportunity. With its good size, period charm, and unbeatable location just moments from the seafront and local amenities, early viewing is highly recommended.

Total floor area 59.7 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bristol Mansions Sussex Square, Brighton

- Very Popular Location
- Use of Kemptown Enclosures
- Good Size
- Ideal First Time Buy
- Share Of The Freehold

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 1800.10

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108149



Property Ref:
KET108149 - 0004

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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