



The Leas Sussex Square, Brighton BN2 5AD

welcome to

The Leas Sussex Square, Brighton

Beautifully presented throughout, this spacious two double bedroom apartment offers a share of freehold, lift access, and exclusive use of the Kempdown Enclosures. Set in an elegant period building, it combines modern interiors with classic charm in a prime Brighton location.





Total floor area 73 m² (786 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

Set within an elegant period townhouse, this stunning two double bedroom apartment offers a rare combination of style, comfort, and location. Benefiting from a share of freehold, the property is immaculately presented throughout and enjoys access to the exclusive Kemptown Enclosures, perfect for peaceful outdoor relaxation.

Inside, the spacious living room is flooded with natural light from large sash windows and features a charming fireplace, tasteful décor, and a welcoming ambiance. The modern kitchen is a standout space, fitted with stylish dark green cabinetry, wooden worktops, and high-end appliances, all complemented by striking geometric tiling and designer lighting.

Both double bedrooms are generously sized, with one showcasing soft blue tones and extensive built-in storage. A lift provides convenient access to the apartment, enhancing its appeal for a wide range of buyers.

Located moments from Brighton's seafront and the vibrant Kemptown village, this property offers a perfect blend of coastal living and city convenience.

welcome to

The Leas Sussex Square, Brighton

- Two Double Bedrooms
- Share of Freehold
- Beautifully Presented Throughout
- Lift
- Use of Kemptown Enclosures

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 1488.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108068



Property Ref:
KET108068 - 0006

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.


fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk