



**Sussex Square, Brighton, BN2 5AB**  
Offers In The Region Of £800,000



## Sussex Square, Brighton, BN2 5AB

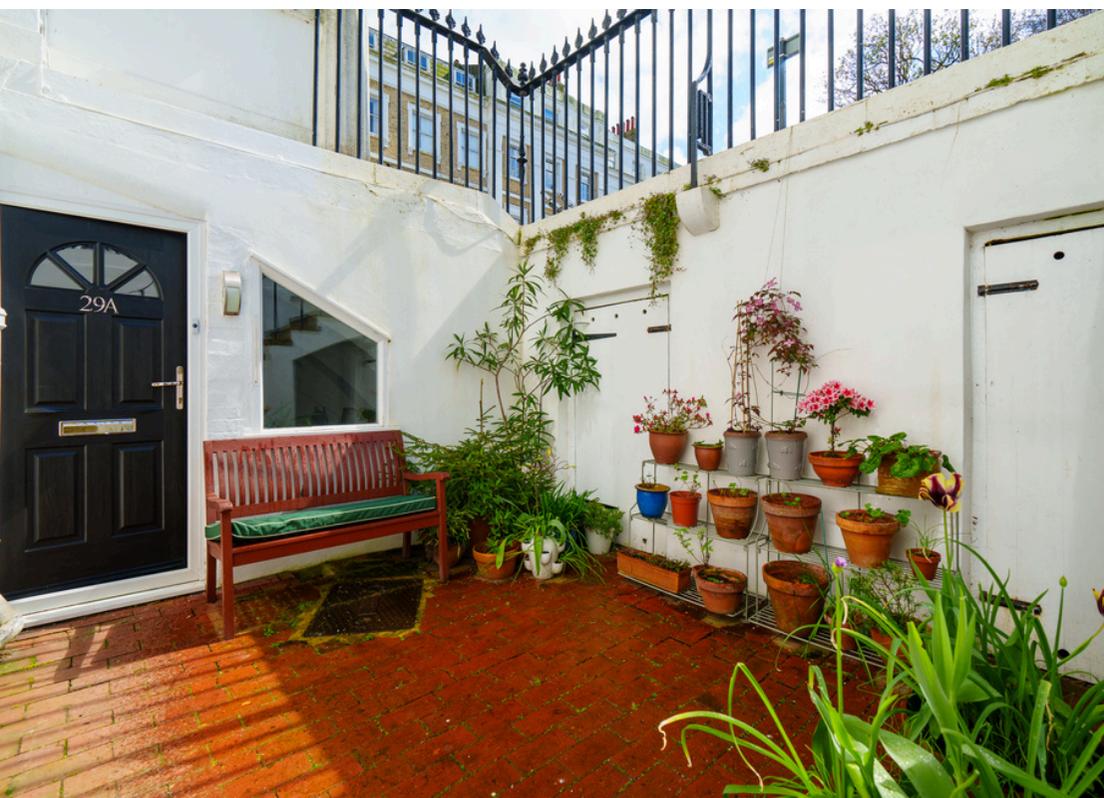
Experience the epitome of elegant living in this beautifully presented Regency apartment located in the highly sought-after Sussex Square, Kemp Town, Brighton. With its own private street entrance, this stunning property offers a perfect blend of classic charm and contemporary style.

The spacious and bright south-facing living room is the ideal space for relaxation, providing a serene atmosphere with natural light flooding through the large sash windows, offering views a south facing patio.

The ample accommodation offers real versatility, with generously sized rooms hallways. The two main bedrooms are generously sized and feature en-suite facilities, providing convenience and privacy for you and your guests. A delightful bonus is the third room, which could be utilized as another bedroom or perhaps a study, according to your needs.

The fabulous modern fitted kitchen is a true highlight of this property, designed to enhance your culinary adventures and entertain effortlessly. Stylish and functional, it offers an abundance of storage space, integrated appliances, and sleek worktops that make cooking a pleasure. One of the unique features of this apartment is the very useful vaulted storage space, providing ample room for keeping your belongings organized and easily accessible.







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Situated in the favoured Kemp Town location, this apartment is in close proximity to the vibrant Brighton seafront, with its array of shops, restaurants, and entertainment options. Enjoy leisurely walks along the beach, take in the stunning views, or explore the renowned local attractions. The Kemp Town Enclosures add to the exclusivity of the area, providing a peaceful retreat surrounded by beautiful greenery and a sense of tranquillity. The north and south garden spaces of the exclusive enclosures offer the opportunity for residents to enjoy these open spaces as individuals and to socialise with other residents and neighbours particularly in the summer months. In addition there is the annual Kemptown Enclosures summer garden party held in the north garden and also a festival of carols at Christmas.



Living in this Regency apartment offers more than just a beautiful home; it offers a lifestyle tailored for comfort, convenience, and sophistication. Don't miss this rare opportunity to own a piece of Brighton's architectural history, enriched with modern amenities and the charm of a bygone era. Contact us today to arrange a viewing and discover your new home in Sussex Square.



# Oakley

Your Sussex Property Expert

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**Lower Ground Floor**  
1828 sq ft / 169.8 sq m

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USE AREA / EXCLUDING COURTYARD / STORAGE) = **1828 sqft / 169.8 sqm**  
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / COURTYARD) = **1749 sqft / 162.5 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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### Agents Notes

Tenure Share Of Freehold  
952 Remaining On The Lease  
Service Charge Approx £2,805.60 Per Annum  
Ground Rent- Peppercorn  
Council Tax Band D

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		



### Please note:

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