



Sussex Square Mews, Brighton, BN2 5LJ

Offers In Excess Of £600,000



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A stunning and superbly presented semi-detached house forming part of the desirable Sussex Square Mews, Brighton. This inviting property boasts three well-appointed bedrooms, with one featuring an en-suite shower room, perfect for added privacy. An additional family bathroom caters to the needs of the entire household.

Conveniently positioned for easy access to the seafront, the charming Kemp Town Village or the esteemed Royal Sussex Hospital, this residence offers more than just a beautiful house - it offers a lifestyle. Imagine strolling through the vibrant streets, enjoying the local shops, cafes, and restaurants, all within reach. Whether you work at the hospital or simply enjoy the Brighton vibe, this location ticks all the boxes.

As you enter through the gated mews, you'll appreciate the secure and private nature of this development. The property itself greets you with a very useful covered side access that is ideal for bicycle storage, making it easier to embrace a healthy and active lifestyle. Beyond that, you'll find a rear patio with a bespoke garden shed/workshop, providing space to unleash your green thumb or indulge in hobbies.





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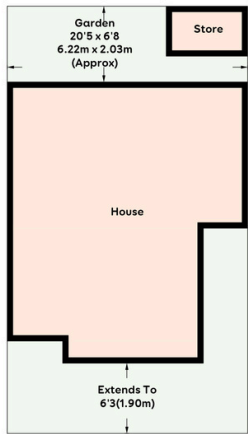
The triple aspect living/dining room is a bright and spacious area, perfectly designed for relaxation and entertaining. Opening up the Juliette balcony, you're met with a refreshing breeze and view over the mews. The modern fitted kitchen is a chef's dream, featuring high-end appliances and clever storage options that maximize function without compromising on style.

The crowning glory of this home is accessed directly from the kitchen - a west-facing roof terrace with rooftop and sea views. Imagine sipping your morning coffee or winding down in the evening, all while taking in the beauty of your surroundings. This is the perfect spot to unwind and soak up the best of Brighton.

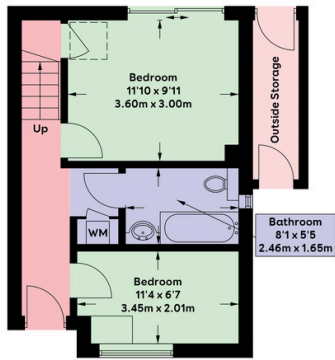
To complete this package, a designated parking space is available for your convenience in the gated carpark. No problem finding a parking spot after a long day, as your vehicle will have its own secure spot.

Measuring 114.4 sqm / 1231 sqft, this delightful property offers ample space for comfortable and flexible living. With its thoughtful design and desirable features, it is truly a place to call home.

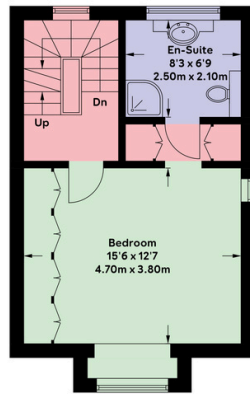




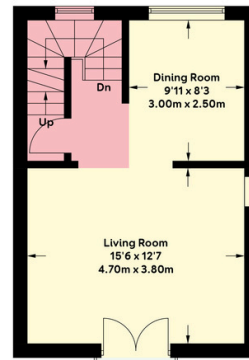
Site Plan



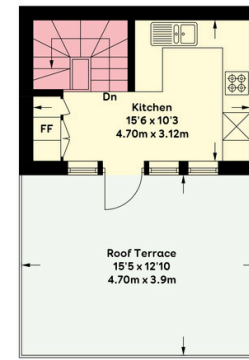
Ground Floor
(Excluding outside storage)
349 sq ft / 32.4 sq m



First Floor
370 sq ft / 34.4 sq m



Second Floor
356 sq ft / 33.1 sq m



Third Floor
156 sq ft / 14.5 sq m

APPROXIMATE GROSS INTERNAL AREA (Excluding Outside Storage / Store) **1231 sqft / 114.4 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 Freehold
- Service Charge (for upkeep of the car park and the mews)
approx. £1,500 per annum
- Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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