



Sussex Square, Brighton, BN2 5AD

£1,350 Per month



- Famous Sussex Square
- Large Living Room
- Two Bedrooms
- Gas Heating
- Sole Agent



- Ground Floor Apartment
- Spacious Kitchen
- Communal Gardens
- Un-Furnished

Sussex Square, Brighton, BN2 5AD

£1,350 Per month



Summary

Welcome to Sussex Square, Brighton - a charming location boasting regency architecture and picturesque gardens. This delightful flat offers a spacious and well-planned layout, perfect for comfortable living. The spacious reception room is ideal for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there is ample space for a small family or guests to stay over. The spacious kitchen includes a useful breakfast bar. One of the highlights of this property are the beautiful private / gated gardens in the centre of the square, providing a tranquil escape from the hustle and bustle of city life. Imagine enjoying a morning coffee or a glass of wine in the evening, surrounded by the beauty Regency Buildings. Brighton seafront with its famous promenade and beaches is within walking distance. The nearby 'Kemp Town Village' provides many popular pubs, bars, restaurants, bakeries and independent coffee shops.

Don't miss out on the opportunity to live in this historic and vibrant neighbourhood. Contact us today to arrange a viewing and experience the charm of Sussex Square for yourself.

L-Shaped Entrance Hall

Lounge

17 x 15 (5.18m x 4.57m)

Spacious bright living space with 2 large sash windows.

Kitchen - Breakfast Room

17 x 8 (5.18m x 2.44m)

Fitted with white hi-gloss units comprising cupboards, drawers and working surfaces.

Integrated oven, hob and extractor fan. Plumbing for washing machine. Fridge-Freezer. Door to communal rear garden.

Bedroom One

10'9 x 8 (3.28m x 2.44m)

Double bedroom, radiator, sash window.

Bedroom Two

10'6 x 9 (3.20m x 2.74m)

Double bedroom

Bathroom

White suite incorporating bath with electric shower over. WC, Basin, sash window. Extractor fan and wall mounted boiler.

Gardens

Situated at the rear of the building and approached directly from the kitchen is a pretty communal rear garden.

Residents also have access to the exclusive ornamental gardens in Sussex Square.

Additional Information

Parking Zone: H. EPC: C. Council Tax: B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC	

