



**SUSSEX SQUARE BRIGHTON BN2**  
**£3,000 PER MONTH** AVAILABLE 12/12/2025




**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Sussex Square Brighton BN2

£3,000 Per Month  
Unfurnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Ground Floor, - Small Patio Garden, - High Ceilings, - Approx. 1319 Sq Ft, - Access To Residents Gardens, - Parking Permit Zone H, - Council Tax Band E  
Council Tax  
Council Tax Band E

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# { A THREE BEDROOM GROUND FLOOR FLAT WITH SMALL REAR PATIO GARDEN

## The Property

Well presented ground floor apartment within a listed property in the sought after location of Sussex Square. The property has use of beautifully kept (approx 7 acres) private gated gardens with tunnel to the beach. The property is bright & airy & retains many period features, it has high ceilings, shutters, original cornicing & picture rails. At the front of the property is a wonderful spacious drawing room measuring approx. 5.72m x 7.58 m, with large marble fireplace & wood parquet flooring. Through the spacious hallway is the kitchen breakfast room which is fitted with high quality units, marble central island & fully integrated appliances including a 5 ring gas hob, washing machine, dishwasher & fridge freezer. There are two double bedrooms, one with plenty of built in wardrobes & en-suite & the third which would be ideal to use as a study/single room. Moments from the beach & a short stroll away from Kemp Town Village with its array of independent shops, cafes & restaurants. Overall this property is offered to a high standard & viewing is highly recommended. \*Since these photos have been taken doors have been fitted in the rear bedroom providing access to a private patio\* We understand that there are mains connections for Gas, electric & water.

## Outside

Use of Kemp Town Enclosures, being 6-7 acres of private garden thought to be the finest in Brighton & Hove. The Enclosures offer sheltered mature planting, tunnel leading down to the Esplanade & Brighton beach, for the exclusive use of the residents of Sussex Square, Chichester and Arundel Terrace only.

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This property is offering 50% off your first month's rent, if you move in during December 2025.\*

Please contact us if you would like to arrange a viewing.

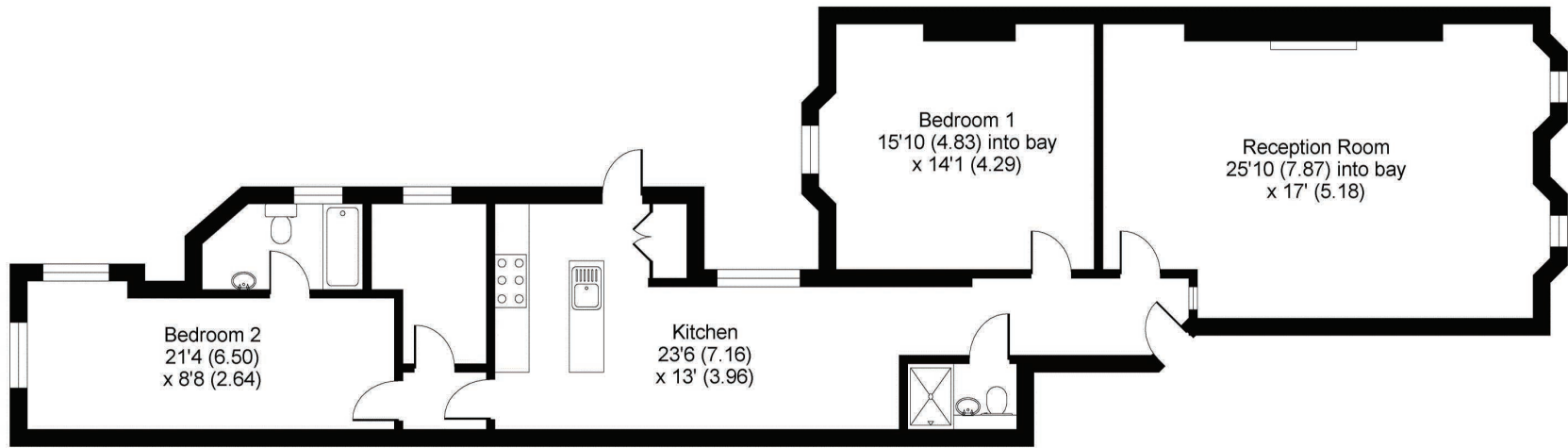
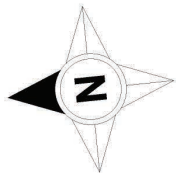
If you are a landlord with a similar property for rent, we would be delighted to hear from you.

\*Terms and conditions apply. For more information visit [hamptons.co.uk/brand/rent-with-hamptons/terms-and-conditions-ni](http://hamptons.co.uk/brand/rent-with-hamptons/terms-and-conditions-ni)

# Sussex Square, Brighton, BN2

Approximate Area = 1319 sq ft / 122.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hamptons Country Lettings. REF: 694540

**For Clarification**  
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

