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## Sussex Square

, Brighton, BN2 5AD

Asking price £425,000

Beautifully presented, two-bedroom, ground floor, garden flat in stunning regency building in the highly sought after Sussex Square designed by Busby and Wilds and built between 1823 and 1855, now one of Brighton's prestigious Grade One listed squares.

The grand and well-presented communal hallway leads to the entrance of this property. Upon entering the flat there is a large hallway with a cupboard.

The master bedroom is to the rear of the flat with very large windows overlooking the garden to the rear adding privacy and having the benefit of large shutters. The second bedroom is smaller in size with a window to the side and probably most suited as a guest room.

The reception room benefits from very high ceilings and large windows allowing light to flood into the room and with direct access to the private garden for sole use of the flat. There is a large feature fireplace with mirror above and a beautifully fitted kitchen to one end of the room giving a modern open plan twist to this regency style home. The kitchen has a range of units and also a fitted dishwasher, washing machine, oven and hob. To the main reception room is a mezzanine level leading to the bathroom with bath, w.c. and basin.

The property has a lovely garden to the rear for private use of this property. Lovely features including shutters, large windows and decorative cornice.

Early Viewing of this rare gem is most highly recommended.

Lease: 953 years

Council Tax Band: C

EPC Rating: D

- Two Bedroom
- Open Plan Kitchen Reception Room
- Bathroom
- Garden
- Elegant High Ceilings
- Sought after Garden Square.
- Close to the Beach
- No Chain
- Available for viewing soon.



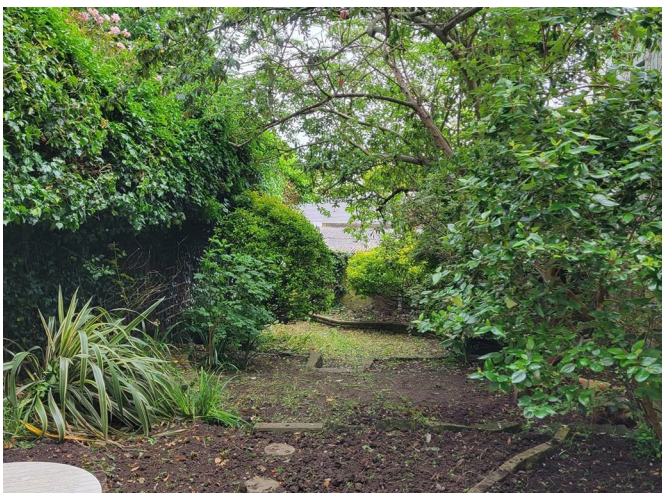
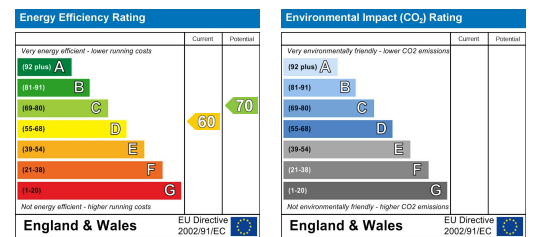
## Floor Plan



## Area Map



## Energy Efficiency Graph



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