



The Leas, Sussex Square, BN2
£475,000 - £500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

The Leas, Sussex Square, BN2

2 Bedroom | 1 Bathroom | 774 sq ft | Balcony with Sea Views |

Nestled in a prime location, this charming 1-bedroom apartment offers an idyllic retreat with views over the tranquil Sussex Square Gardens. Enjoy your morning coffee or unwind in the evening on the private balcony, which overlooks the serene greenery. Inside, the apartment boasts high ceilings, creating a bright and airy atmosphere throughout. The modern bathroom is elegantly designed with sleek finishes and contemporary fixtures. The kitchen is compact yet functional, perfect for preparing meals in style. Whether you're a first-time buyer or seeking a cosy pied-à-terre, this apartment is a fantastic choice for those seeking comfort and convenience in a coveted setting.

Inside, the living room is beautifully framed by timber shutter windows, which not only enhance the room's character but also allow an abundance of natural light to flood the space. These stunning windows open directly onto the balcony, creating a seamless flow between indoor and outdoor living. The balcony offers a peaceful retreat with picturesque views of Sussex Square Gardens and a delightful peek of the sea in the distance, adding an extra touch of tranquillity to the setting. Whether you're enjoying the lush greenery of the gardens or the gentle sea breeze. Large

stainless-steel windows flood the room with natural light and allows light to flow seamlessly through to the corridor enhancing the open feel of the home.

The kitchen, though a functional galley design, makes the most of its space with smart, practical layout. Efficient and compact, finished with granite worktops. The clean, modern finishes add to its appeal, and the design maximises every inch for effortless meal prep and cooking. A handy storage cupboard provides additional space for pantry items, cleaning supplies, or kitchen essentials, helping to keep the area organised and clutter-free.

The bathroom is a modern sanctuary, boasting a sleek and sophisticated grey palette that creates a calm, serene atmosphere. The contemporary design features clean lines and minimalist fixtures, with elegant finishes throughout. A stylish bath provides the perfect spot to unwind, offering both comfort and luxury with Brazilian slate tiles.

The bedroom offers a cosy inviting atmosphere. The clever use of glass, incorporated into the design, allows natural light to flow through, brightening the room and enhancing the sense of space.





OWNER'S THOUGHTS

"The square is beautiful and it's hard to beat this historic setting by the sea. There is a great balance between being sociable in the gardens but also being able to entertain on the sunny balcony. . It would suit professionals who work in the city or investors as local schools are good, it is only an 8 minute walk to the County Hospital with major employers, the station to Gatwick and London and the cultural heart of the city within a 10 minute radius by bus or cab. Local amenities include Kemp Town Village High Street with its shops, galleries and cafes serving local produce, and The Reading Room café. Countryside walks on the South Downs are also conveniently on the doorstep."

Good to Know:

Within walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas, this spacious apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass.' With local shops and cafés, a short stroll takes you to the fashionable café culture of Kemptown Village which hosts the County Hospital and Brighton College, a park and 72 par golf course are a few minutes away the arts venues and famous al fresco lifestyle of the Lanes are a five-ten minute cab ride and close to several bus routes, the city and station serving City Airport, Gatwick and London are easy to reach.

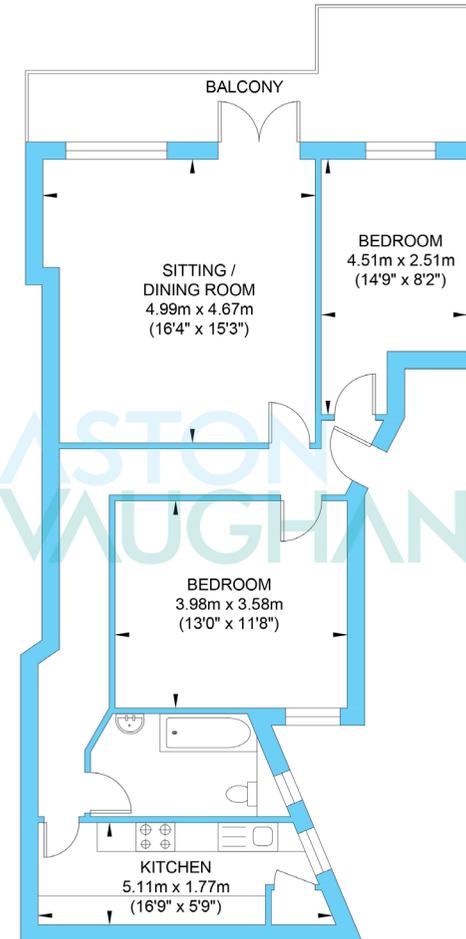
Education:

Primary: St Mark's, Queen's Park

Secondary: Varndean, Dorothy Stringer Sixth Form:
BHASVIC, City College

Private: Brighton College, Roedean, Lancing

Sussex Square



Ground Floor
Approximate Floor Area
774.03 sq ft
(71.91 sq m)

Approximate Gross Internal Area = 71.91 sq m / 774.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.