



Sussex Square, BN2
Offers Over £500,000

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INTRODUCING

Sussex Square, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room

1139 SqFt | Private Patio Garden | Access to Kempdown Enclosures

Nestled within the highly desirable Sussex Square, one of Brighton's most prestigious seafront locations, this exquisite two-bedroom Regency apartment offers an unparalleled lifestyle. Priced at Offers in Excess of £500,000, this property presents a rare opportunity to acquire a home of distinction, blending historic charm with contemporary comfort.

The apartment is situated on the lower ground floor, providing direct access to a delightful south-facing courtyard. This private outdoor space is perfect for al fresco dining, morning coffee, or simply unwinding in the sunshine, offering a tranquil retreat from the vibrant city life.

Residents of Sussex Square benefit from exclusive access to acres of beautifully maintained private gardens. These verdant spaces provide a serene environment for leisurely strolls, picnics, or enjoying the natural beauty of the surroundings. A truly unique and historic feature of this location is the private tunnel, offering direct and secure access to Brighton beach. Imagine stepping out of your home and onto the sand within moments, a luxury rarely found.

Upon entering the apartment, you are greeted by a spacious and inviting living/dining room. Flooded with natural light, this versatile area provides ample space for both relaxation and entertaining, creating a warm and welcoming atmosphere. The design thoughtfully maximises light and space, characteristic of Regency architecture.

This superb apartment features two well-proportioned bedrooms. The principal bedroom offers generous dimensions and includes convenient built-in storage, ensuring a clutter-free living environment. The second bedroom is equally impressive, providing ample space and benefiting from a contemporary en-suite shower room, adding a touch of modern luxury and convenience for residents or guests.





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Both bathrooms are finished to a high standard, complementing the overall elegance of the property. The layout is thoughtfully designed to provide comfort and privacy, making it suitable for various living arrangements.

This property is an ideal choice for a permanent residence, offering a sophisticated and comfortable home by the sea. Alternatively, it serves as a perfect second home for those seeking a coastal escape, or a luxurious pied-à-terre for city professionals desiring a stylish base in Brighton. The combination of its prestigious location, unique amenities, and elegant interiors makes this apartment a truly exceptional offering on the market. Early viewing is highly recommended to fully appreciate the charm and lifestyle this magnificent Regency apartment affords.









FLAT 2
15 BROAD SQUARE





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Location Guide

Sussex Square is one of Brighton's most prestigious addresses, forming part of the historic Kemp Town Enclosures — a Grade I listed Regency development dating back to the early 19th century. The square is renowned for its grand white stucco façades, sweeping crescent architecture, and proximity to both the seafront and Brighton city centre.

Brighton Seafront: Just a short walk from the apartment, residents can enjoy the promenade, beach, and vibrant cafés along Marine Parade.

Kemp Town Village: A charming hub of independent shops, artisan bakeries, and excellent pubs is just around the corner.

Brighton City Centre & The Lanes: Within 10 minutes by car or bus, offering a diverse range of restaurants, high street stores, and cultural attractions.

Brighton Marina: A few minutes away with waterfront dining, cinemas, and supermarkets.

Education & Schools

Sussex Square is ideally situated for access to some of Brighton's most prestigious independent schools, making this property particularly attractive to families.

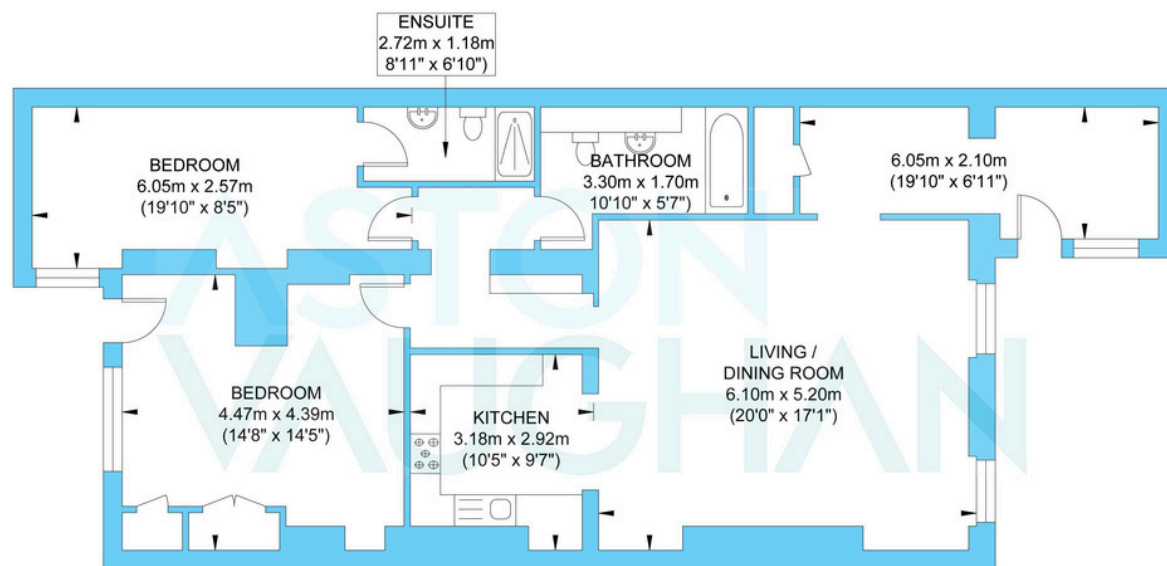
Brighton College (0.4 miles): One of the UK's top-performing independent schools, regularly ranked among the best in the country. Just a short walk from the property, Brighton College offers exceptional facilities and education from ages 3 to 18.

• **Roedean School (1.2 miles):** A leading girls' independent boarding and day school with a stunning cliffside location. Known for academic excellence and a strong arts and sports offering.

• **St Christopher's Prep School and St Luke's Primary School** are also nearby, offering well-regarded options for younger children.

• **University of Brighton and Sussex University** campuses are easily accessible by public transport for higher education.

Sussex Square



Lower Ground Floor
Approximate Floor Area
1139.46 sq ft
(105.86 sq m)



Approximate Gross Internal Area = 105.86 sq m / 1139.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.