



Sussex Square, BN2

£2,200,000

ASTON
VAUGHAN

INTRODUCING

Sussex Square, BN2

4 Bedrooms + Study | 3 Bathrooms | 3 Reception Rooms

This stunning Grade I listed mansion apartment in Sussex Square blends Regency grandeur with modern design. Spanning the ground and lower floors of a historic building, the residence features a magnificent reception and dining room with original period details, including ornate fireplaces and high ceilings. The high-end kitchen opens to a bright dining area and a rare, secluded garden. The lower floor offers a guest suite with a private entrance, two spacious family rooms, and access to a serene courtyard. The principal suite includes a dressing room, en suite, and a flexible space for meditation or yoga. The location is ideal, close to the Royal County Hospital, Brighton College, and Brighton Station, with access to the private 7.5-acre Sussex Square enclosures.

Sussex Square is one of Brighton's most prestigious addresses and this mansion apartment offering exceptional value for money with its blend of historic charm and modern potential. High ceilings and expansive rooms, including the broad hallway and large reception spaces, provide an airy, open feel. The reception and dining rooms are particularly inviting, with Regency proportions, two large windows overlooking the gardens and a striking marble fireplace.

The kitchen/breakfast room is a spacious, light-filled area to the rear with large windows and French doors opening to a private terrace, perfect for outdoor dining. Custom cabinetry, granite countertops, and premium appliances make it functional yet elegant. Additional conveniences such as a utility room, laundry, and office space are discreetly located on the lower floor, ensuring everyday needs are well catered for.









Outside, the property features a generous paved terrace and garden brimming with potential. The garden offers the opportunity to create a tranquil outdoor retreat with a rear gate leading to a quiet lane with garage access. Whilst to the front, exclusive access to 7.5 acres of private enclosures further enhances the appeal.

The guest suite, with its own street entrance and courtyard, combines period charm with modern comforts, including an ensuite bathroom with luxurious fittings. On the lower level, a family bedroom leads to a peaceful central courtyard, with another mezzanine bedroom featuring lofty ceilings, character details, and access to a stylish shower room.

The principal suite is a standout feature, boasting arched ceilings over 4 meters high, tall windows that flood the space with light, and a striking fireplace framed by bespoke cabinetry. The ensuite bathroom offers luxury with a freestanding bath and walk-in shower, while a private, roof-lit space provides a perfect retreat for relaxation.















What's around you:

Shops: Local is 2 minutes.

Train Station: Brighton mainline is15-20 minutes by bus.

Seafront or Park: Seafront is 2 minutes away, Park 5 minutes on foot.

Closest Schools:

Primary: St Mark's, Queen's Park.

Secondary: Varndean or Dorothy Stringer.

Private: Brighton College, Brighton Waldorf, Roedean, Newlands, Lancing.

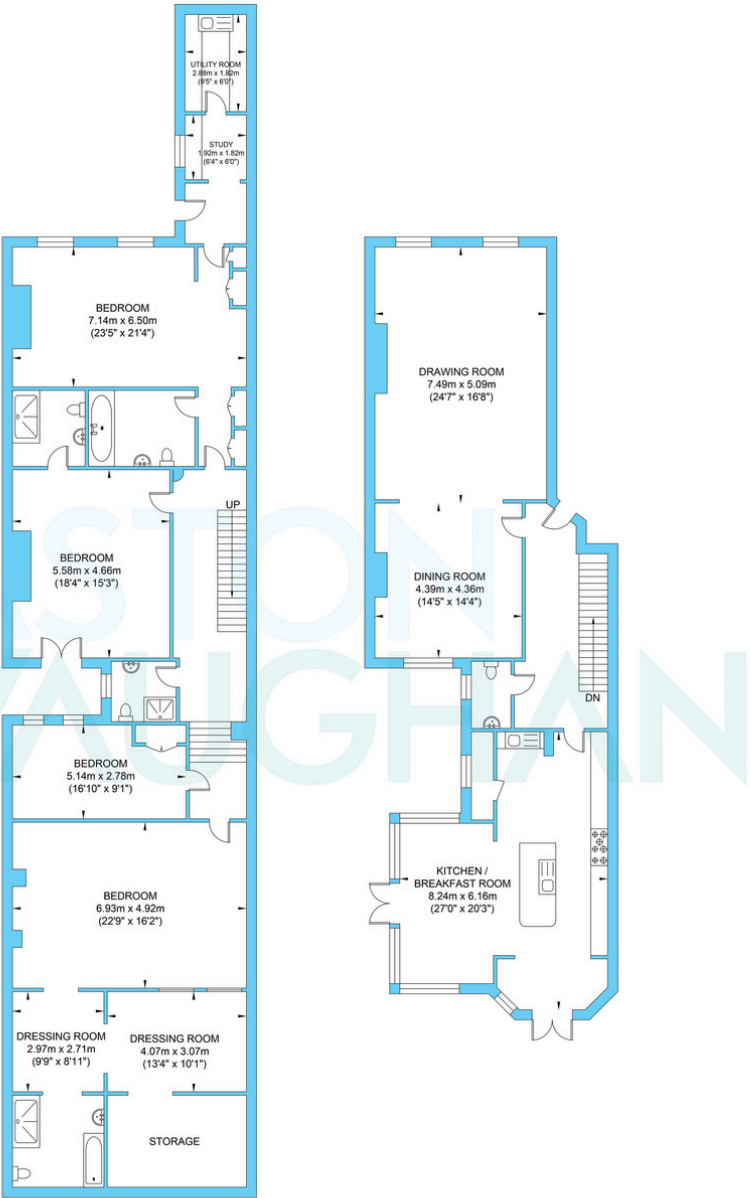
Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list .

Sussex Square



Lower Ground Floor
Approximate Floor Area
2196.91 sq ft
(204.10 sq m)

Ground Floor
Approximate Floor Area
1304.58 sq ft
(121.20 sq m)

Approximate Gross Internal Area = 325.30 sq m / 3501.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.