



Sussex Square, Kemp Town, BN2
Guide Price £500,000 - £575,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Sussex Square, BN2

2 Bedrooms | 1 Bathrooms | 1 Reception Room | 973 Sq Ft

These Regency seafront homes in Kemptown, Brighton, designed and built during the early 19th Century, have maintained their status for nearly 200 years. Sussex Square is now considered one of the most notable addresses in the city, attracting people from far and wide to live here.

This generous one-bedroom apartment holds pride of place on the upper segment of the square, with tall sash windows framing views over the communal gardens towards the sea. Bearing the incredible proportions of the era and a wealth of original period detail, it offers home seekers and landlords the perfect opportunity to invest in a prominent location.

Brimming with character and charm, the interior feels homely, yet there is huge potential for further modernisation and restoration.

With easy access on the ground floor, there are just two steps up to the portico pilastered front door to the communal hallway where the door to this flat is to the left through double doors. Stepping inside, the eye is immediately drawn to the living room to the front of the building, where two tall sash windows rise to the ceiling, bringing in natural light from the south and east. Inside, this generous room has a gloriously high ceiling, and the windows have retained their

timber shutters – a feature which can be found throughout the flat. To the right, the grand fireplace is open to add warmth and atmosphere to wintery evenings and there is ample space for formal dining, as the space invites entertaining.

Meals are brought through easily from the kitchen across the hall which has been modernised in keeping with the period style. Timber cabinetry in cream is paired with granite worktops into which the sink and range cooker are seamlessly cut in. While other appliances are integrated, space has been left for a tall fridge freezer with ample storage space remaining for glassware, crockery and cookery equipment in deep pan drawers.

Sitting opposite one another, the bedrooms are peaceful and elegant, sharing the same soaring ceilings and period features as the living room. While the larger room benefits from views over the gardens, the rear bedroom enjoys access to an en suite WC with hand basin, and both have easy access to the main bathroom situated between the two. Once again, this room has a modern take on a period theme with brick tiling, wall panelling and traditional fittings to the bath.







LOCATION GUIDE

Shops: Local shops 3 minutes, Lanes 20-25 min walk, 7-10 by cab

Train Station: Brighton Station about 15 mins by bus

Seafront or Park: The sea is through the tunnel in the 7.5 acre gardens

Education:

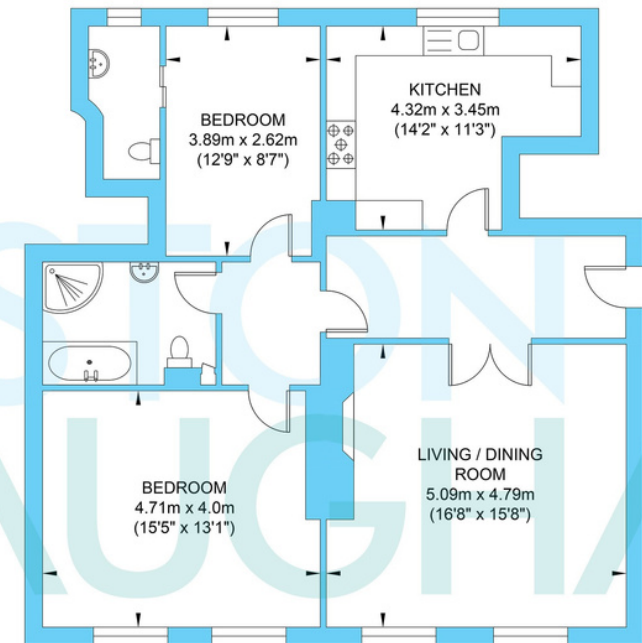
Primary: St Mark's CofE, Queen's Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Montessori School

19th Century developer Thomas Kemp commissioned architect Amon Wilds and his building partner Charles Busby to design and build Sussex Square between 1823 and 1830. Inspired by the Nash developments in London, these magnificent homes offer some of the finest examples of Georgian architecture bearing Doric or Ionic porches and ironwork balconies, and every third house has pilasters, most of which have Corinthian capitals. Sussex Square sits adjacent to the beach and is just a stroll from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes away with a myriad of restaurants to choose from as well as cinemas, a health club and a glamorous casino. The law courts and Amex are also nearby and the South Downs, a park and 72 par golf course are just a short walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London and for those who need to commute by car, the A23 and A27 are both readily accessible- and there's no waiting list for permit zone H.

Sussex Square



Ground Floor
Approximate Floor Area
973.05 sq ft
(90.40 sq m)