



Sussex Heights, BN1

£399,950

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INTRODUCING

Sussex Heights, BN1

2 Bedrooms | 1 Bathroom | 1 Reception Room | 1094 Sq Ft

Set within iconic Sussex Heights (one of Brighton's most recognisable residential buildings) this impressive ninth-floor apartment offers a fantastic chance to secure a spacious home right in the heart of the city, complete with outstanding sea views. Extending to approximately 1,094 sq ft, the property delivers both generous living space and an enviable central location, ideal for those wanting to enjoy a lively city lifestyle alongside the calm of coastal scenery.

The apartment opens into a central hallway, leading through to all main rooms. The standout feature is the large living and dining area, a bright and airy space enhanced by expansive windows that capture sweeping views across Brighton's seafront and the English Channel. Whether relaxing or hosting guests, this room provides a stunning setting that truly makes the most of its coastal position.

The kitchen/breakfast room is thoughtfully designed, offering plenty of storage and work surfaces, along with space for informal dining. It's both practical and comfortable, with a layout that connects well to the rest of the home.

There are two well-proportioned bedrooms, each providing a quiet and comfortable retreat above the city. Thanks to the elevated position, both rooms feel peaceful, with the principal bedroom offering particularly generous space for furnishings and relaxation.





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A modern shower room and separate WC complete the interior, adding convenience for everyday living as well as when entertaining visitors.

Residents of Sussex Heights benefit from secure entry and a concierge service, contributing to a safe and well-managed environment. The location places you within easy walking distance of Brighton's wide range of amenities, including shops, restaurants, and cultural attractions. Popular spots such as The Lanes, Churchill Square, the seafront, and the Royal Pavilion are all close by.

Offered with no onward chain, the property allows for a straightforward purchase process.

Overall, this apartment combines space, location, and exceptional views, making it a rare opportunity to own a distinctive home in one of Brighton's most iconic buildings.



Education:

Primary: Brunswick Primary, Middle Street Primary School

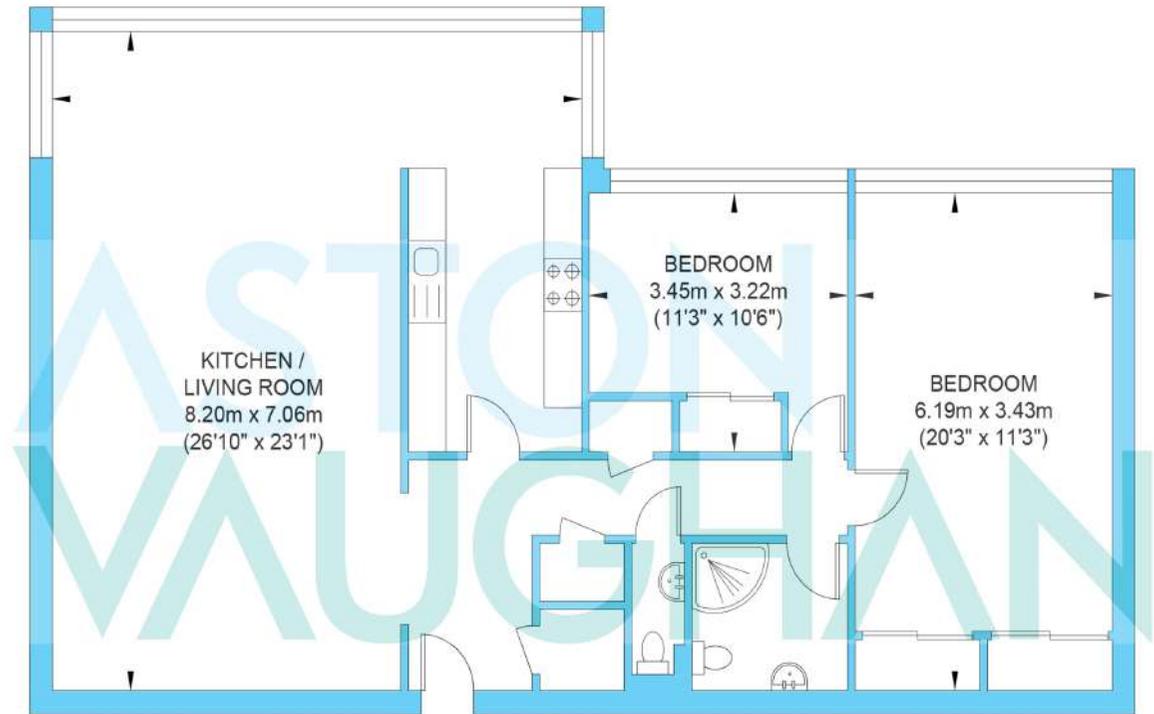
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College



Location:

Brighton is 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 period property. The beach is down the road, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute 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. For those who need to commute by car, the A23 and A27 are not far.



Ninth Floor
Approximate Floor Area
1094.90 sq ft
(101.72 sq m)



Approximate Gross Internal Area = 101.72 sq m / 1094.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.