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Sussex Square

Brighton

Guide Price £400,000 - £420,000







Sussex Square

Brighton

Situated in the heart of Kemptown, moments from the seafront, this spacious one-bedroom first-floor apartment benefits from a private balcony overlooking the historic Sussex Square Enclosures and a versatile mezzanine level.

Set on the first floor of a striking period townhouse, the apartment boasts impressive ceiling heights, generous proportions and a wonderful collection of period features, including decorative cornicing, picture rails, stained glass, striking fireplaces and large sash windows.

The spacious reception room is particularly impressive, with its high ceilings and beautiful period detailing.

The separate modern kitchen features contemporary fittings, while the generous double bedroom continues the sense of space and period character found throughout the apartment. A contemporary shower room is conveniently positioned off the entrance hall.

An additional mezzanine level, accessed from the entrance area, provides a versatile space with potential for use as a home office, hobby area or additional storage.

French doors lead directly onto a private balcony, enjoying a lovely outlook across the gardens of the Sussex Square Enclosures and towards the sea.

The Local Area

Located within the Kemp Town Conservation Area, Sussex Square overlooks the beautiful gardens of Kemp Town Enclosures.







Residents enjoy access to these private communal gardens, as well as direct access to the seafront via a hidden tunnel, allowing them to reach the beach without crossing the coastal road.

Ideally positioned for enjoying the best of the local area, the vibrant shops, bars and cafés of Eastern Road and Brighton Marina are within walking distance, while central Brighton is easily accessible.

The amenities of St James's Street and Edward Street are also close by, alongside popular local destinations including the Reading Rooms, the Temple at Black Rock café and the Sea Lanes complex, home to a heated, 50-metre, six-lane outdoor swimming pool. A short walk to the nearby golf course leads towards the South Downs, perfect for countryside walks. Brighton mainline railway station is also within easy reach, while regular bus services provide links to Brighton & Hove.

In The Local Area

The property is situated in Parking Zone H. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27. EPC rating - C.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 979 years

Service Charge - £1,992pa

This information has been provided by the seller. Please obtain verification via your legal representative.

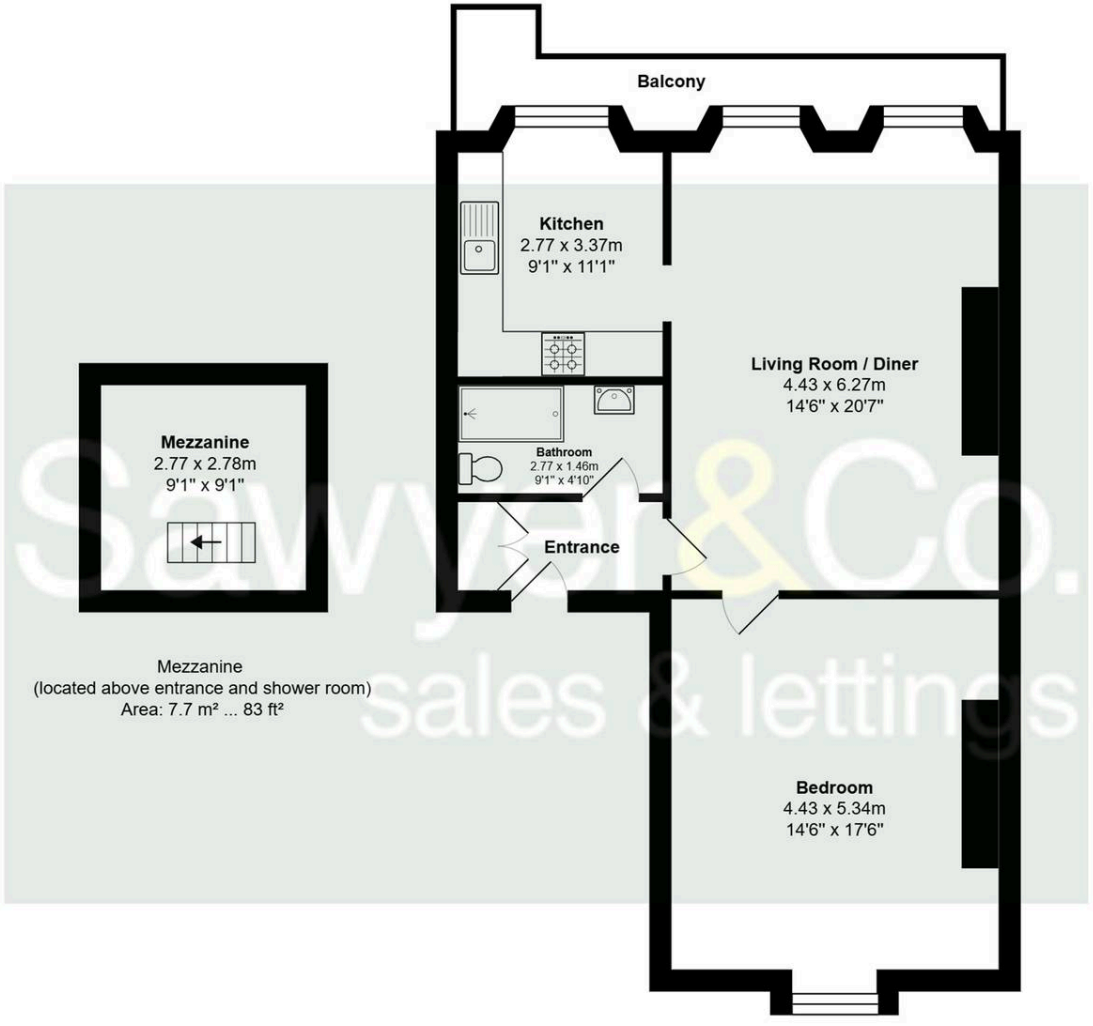












Mezzanine
(located above entrance and shower room)
Area: 7.7 m² ... 83 ft²

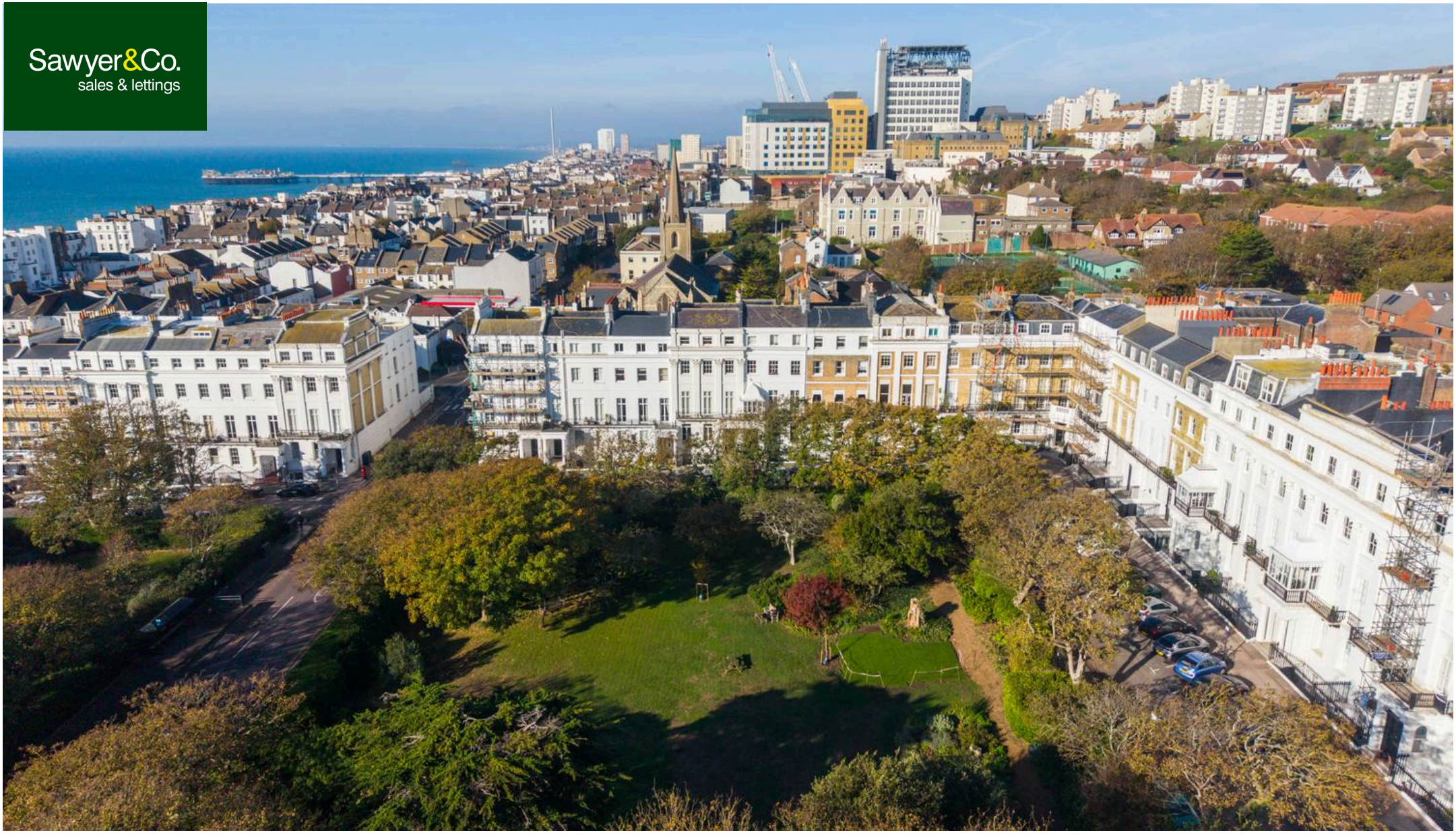
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Total Area: 75.5 m² ... 813 ft² (excluding balcony)

Total Floor Area: 67.8 m²... 730 ft²(excluding mezzanine, excluding balcony)

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.