

Sussex Square, BN2

Guide Price £675,000 - £700,000

ASTON VAUGHAN

INTRODUCING

Sussex Square, BN2

2 Bedrooms|2 Bathrooms|1 Reception Room
1349SqFt | Private Patio Garden | Chain Free

Nestled within the prestigious environs of Sussex Square, this magnificent two-bedroom, two-bathroom Regency apartment presents an exceptional opportunity to acquire a home of distinction. Priced at £700,000, this property seamlessly blends period grandeur with contemporary comfort, offering an unparalleled lifestyle in one of East Sussex's most sought-after locations.

Upon entering, one is immediately struck by the apartment's inherent elegance, characterised by expansive sash windows and soaring high ceilings that amplify the sense of space and light. The reception room, a generous and inviting area, provides an ideal setting for both relaxation and entertaining, benefiting from abundant natural light throughout the day.

The heart of this home is undoubtedly its fully fitted kitchen, meticulously designed with integrated appliances that cater to every culinary need. This modern space complements the apartment's classic charm, ensuring functionality without compromising on style. Both bedrooms are well-proportioned, offering comfortable retreats, while the two bathrooms are finished to a high standard, providing convenience and luxury.

One of the most captivating features of this ground floor apartment is its private west-facing patio. This secluded outdoor space offers a tranquil oasis, perfect for al fresco dining, enjoying a morning coffee, or simply unwinding in the afternoon sun. It provides a seamless extension of the living area, allowing residents to fully embrace outdoor living.

Further enhancing the appeal of this residence is the share of freehold, providing residents with greater control and peace of mind regarding the building's management. Beyond the apartment itself, residents benefit from exclusive access to five acres of beautifully maintained private gardens. These extensive grounds offer a serene escape, ideal for leisurely strolls, picnics, or simply enjoying the natural beauty of the surroundings.






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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

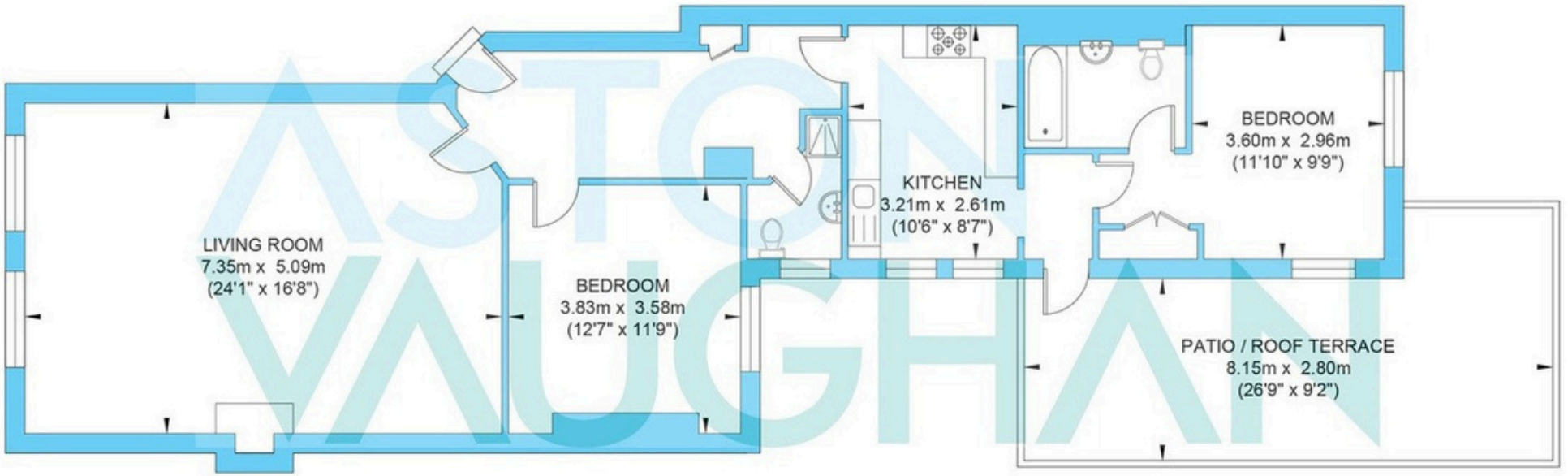
Sussex Square is ideally situated for access to some of Brighton's most prestigious independent schools, making this property particularly attractive to families.

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.



Ground Floor
Approximate Floor Area
1349 Sq ft including roof terrace

Illustration for identification purposes only, measurements are approximate, not to scale.

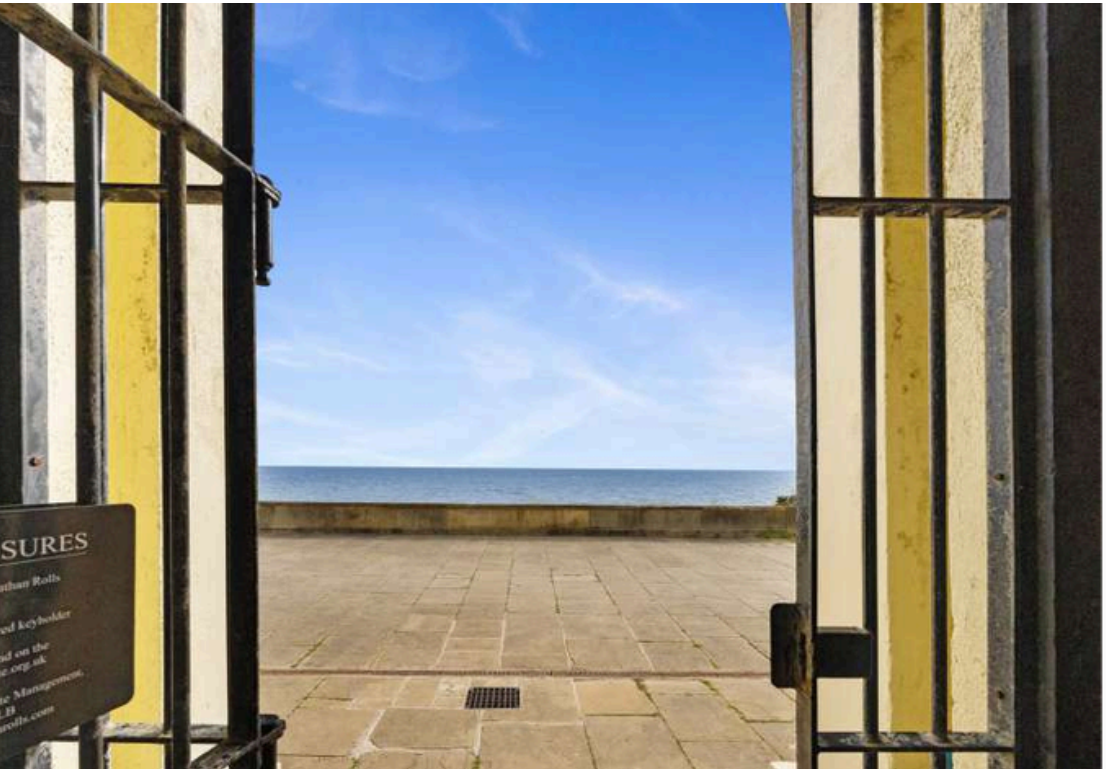


Summary

This Exceptional property offers:

- Two spacious double bedrooms
- Two Luxurious bathrooms
- Elegant Regency Architecture with high ceilings
- Private patio and exclusive access to Kemp Town Enclosures
- Prime location near the seafront, Brighton College, and central Brighton
- Ideal for professionals, families, or those seeking a refined weekend.
- A rare opportunity to own a slice of Brighton's Regency heritage in one of the city's most desirable settings.









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