

A three-story white building with a modern extension. The extension features a large bay window on the second floor and a dark blue roller shutter garage on the ground floor. The original building has multiple windows and a row of chimneys on the roof. The sky is blue with some clouds.

Rock Grove, BN2  
**£585,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Rock Grove, BN2

3 Bedrooms | 2 Bathrooms | 1 Open Reception Room | 1318 sq ft | Access to Sussex Square Private Gardens

Nestled within the prestigious Kingscliffe Court, this exceptional three-bedroom, two-bathroom basement apartment presents a unique opportunity to acquire a piece of Brighton's rich history. Situated within a magnificent Grade I listed building, this residence combines period grandeur with modern comfort, offering a truly distinctive living experience in the heart of Kemptown.

Upon arrival, residents benefit from secure gated access, providing peace of mind and an exclusive feel. The apartment boasts its own private front door, enhancing its sense of independence and privacy. Step inside to discover a thoughtfully laid-out home, where the character of the historic building is beautifully complemented by contemporary finishes.

The accommodation comprises three well-proportioned bedrooms, offering ample space for families, professionals, or those seeking a guest room or home office. The master bedroom, in particular, provides a tranquil retreat. With two modern bathrooms, convenience is assured for all residents and guests.

The single reception room serves as a comfortable and inviting space for relaxation and entertaining. Its design allows for versatile furniture arrangements, making it easy to create a personalised living area. Natural light, often a concern for basement apartments, is cleverly maximised, ensuring a bright and airy feel throughout.

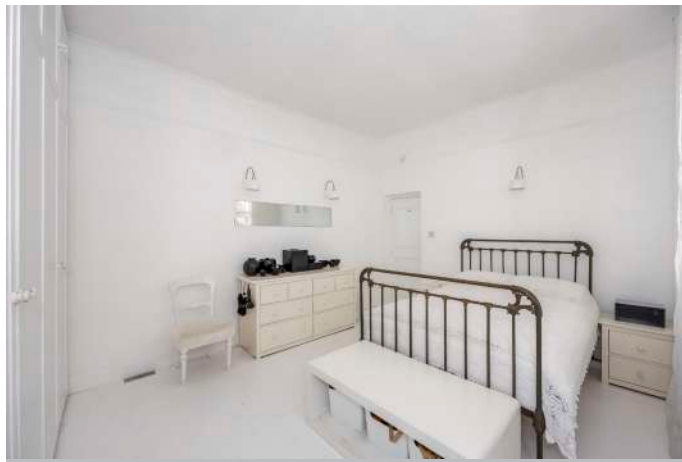
One of the standout features of this property is the access it provides to delightful courtyard areas, perfect for enjoying a morning coffee or an evening drink in a serene outdoor setting. Beyond this, residents gain exclusive access to the renowned Sussex Square Private Gardens. These meticulously maintained gardens offer a vast expanse of greenery, a true oasis in the city, ideal for leisurely strolls, picnics, or simply unwinding amidst nature.

The location of Kingscliffe Court is truly second to none. Kemptown is celebrated for its vibrant atmosphere, independent shops, and eclectic dining scene. This apartment is perfectly positioned to take advantage of everything the area has to offer, being just a stone's throw from the popular Marmalade Cafe, a local favourite for brunch and coffee. The newly opened Reading Rooms Cafe further enhances the neighbourhood's appeal, providing another charming spot for socialising and relaxation.

Living in Kemptown means being part of a dynamic community with excellent transport links, proximity to Brighton seafront, and a wealth of cultural attractions. This property offers not just a home, but a lifestyle, blending historic elegance with contemporary urban living. With its secure environment, private access, and enviable location, this three-bedroom basement apartment is an ideal choice for those seeking a sophisticated and convenient Brighton address. Early viewing is highly recommended to fully appreciate the charm and unique appeal of this exceptional property.













## Education:

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

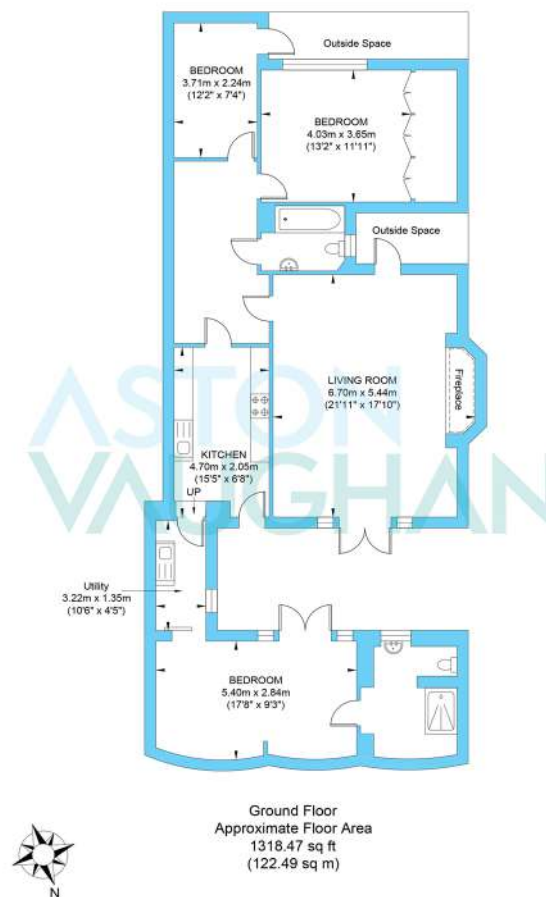
Secondary: Varndean or Dorothy Stringer.

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

## Vendor's Comments:

"We have absolutely loved living at Kingscliffe Court. There's something truly special about being part of such a beautiful historic building while enjoying the comfort and privacy of our own front door. The apartment feels calm and surprisingly bright, and having access to the courtyard and the private gardens has been a real luxury — it feels like a hidden retreat in the middle of the city. We'll really miss morning walks in Sussex Square Gardens and popping out to Marmalade or the Reading Rooms for coffee. Kemptown has such a friendly, vibrant atmosphere, and being so close to the seafront has made living here a joy. This home has been a wonderful place for us, and we hope the next owners love it just as much as we have."

## Kingscliffe Court



Approximate Gross Internal Area (Excluding Outside Space) = 122.49 sq m / 1318.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.