



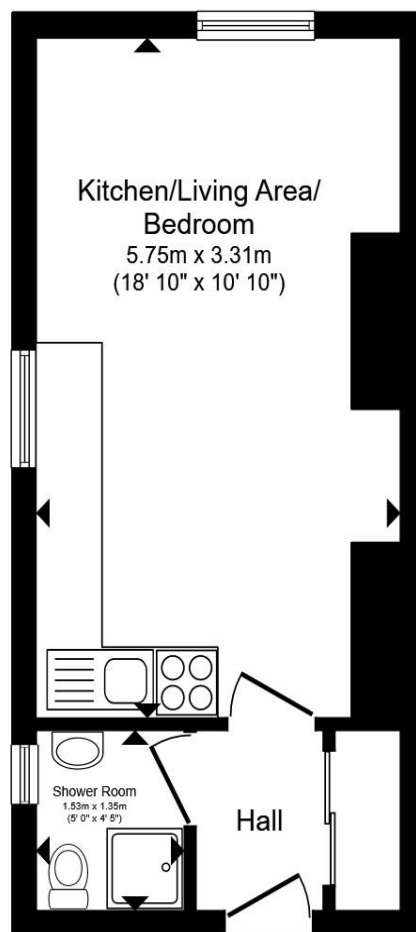
Sussex Square, Brighton, BN2 5AA

welcome to

Second Floor Rear Mezzanine Flat Sussex Square, Brighton

****No Onward Chain**** A well-presented studio apartment set within the prestigious Sussex Square, offering a bright open-plan living space with fitted kitchenette and separate shower room, alongside access to beautifully maintained private residents' gardens. Ideally located just moments from Brighton





Total floor area 24.4 m² (263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Positioned within the prestigious and highly sought-after Sussex Square, this well-presented studio apartment offers an excellent opportunity to acquire a compact seaside home in one of Brighton's most iconic Regency locations. The accommodation is thoughtfully arranged, comprising an entrance hall leading through to a bright and versatile open-plan living space measuring approximately 18'10" x 10'10". This main studio room comfortably incorporates living, sleeping and dining areas, alongside a fitted kitchenette with practical worktop and storage space. A separate shower room is neatly arranged off the hallway, offering a shower cubicle, wash basin and WC. The apartment spans approximately 263 sq. ft. (24.4 sq. m), making it an ideal first-time purchase, pied-à-terre or investment opportunity. One of the standout features of this property is access to the beautifully maintained private residents' gardens of Sussex Square. These stunning communal gardens provide expansive lawns, mature trees, and colourful planted borders, offering a peaceful retreat just moments from the seafront. Situated just 0.2 miles from Brighton beach and 0.7 miles from Kemp Town Village, the property enjoys excellent access to a wide range of shops, cafés, restaurants and transport links.

welcome to

Second Floor Rear Mezzanine Flat Sussex Square, Brighton

- No onward chain
- Studio apartment in iconic Sussex square
- Bright open-plan living/bedroom space
- Separate shower room
- Approx. 263 sq. ft. (24.4 sq. m)

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2016.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108516



Property Ref:

KET108516 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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