



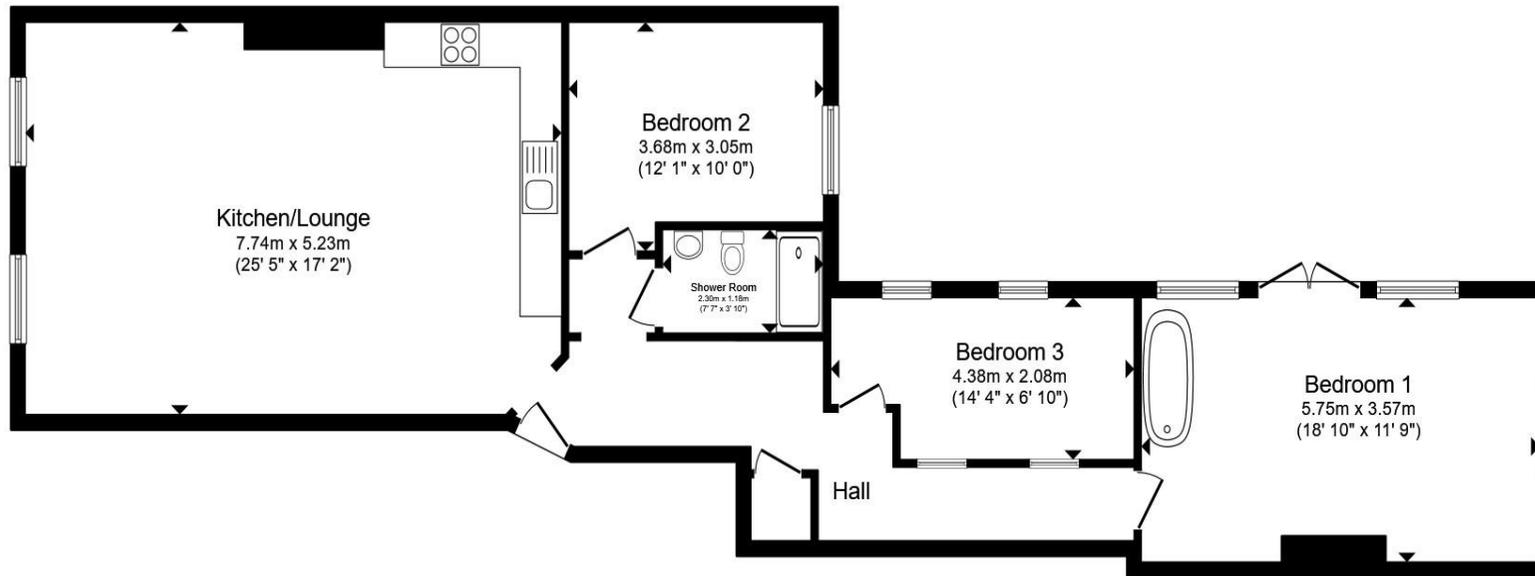
## Ground Floor Flat Sussex Square, Brighton BN2 5AA

**welcome to**

## **Ground Floor Flat Sussex Square, Brighton**

A beautifully presented raised ground floor apartment boasting its own private garden and access to the exclusive Kemptown Enclosures. Offered with a share of freehold and no onward chain, this spacious home features three well-proportioned bedrooms, elegant living area, and a stylish kitchen.





## Ground Floor

Total floor area 98.4 m<sup>2</sup> (1,060 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](http://www.propertybox.io)



Situated within the prestigious Sussex Square, this stunning raised ground floor apartment offers an exceptional blend of Regency elegance, generous proportions, and beautifully finished interiors. Rarely available and highly sought-after, the property boasts a private garden, three well-proportioned bedrooms, and exclusive access to the renowned Kemptown Enclosures—a private residents-only green space spanning several acres.

Offered with a share of freehold and no onward chain, this home is perfectly suited for buyers seeking a distinctive and spacious property in one of Brighton's most celebrated locations.

Inside, the apartment features a bright and expansive living and dining area enhanced by tall ceilings, large sash windows, and stylish décor. The separate kitchen is well-appointed with ample storage, wooden worktops, and modern appliances, offering both practicality and charm.

All three bedrooms are generously sized, each filled with natural light. The bathroom is sleek and contemporary, complementing the overall finish of the property.

Outside, the apartment enjoys its own private garden, ideal for entertaining, relaxing, or enjoying a peaceful morning outdoors. Residents also benefit from full access to the beautifully landscaped Kemptown Enclosures, providing a tranquil escape just moments from home.

Positioned just a short walk from the seafront and the vibrant heart of Kemptown Village—with its independent cafés, boutiques, and amenities.

welcome to

## Ground Floor Flat Sussex Square, Brighton

- STUNNING RAISED GROUND FLOOR APARTMENT
- PRIVATE GARDEN AND USE OF KEMPTOWN ENCLOSURES
- THREE BEDROOMS
- SOLD WITH NO ONWARDS CHAIN
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 5385.26

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£750,000 - £800,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KET108402 - 0004

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