



Sussex Square, BN2
Guide Price £425,000 - £450,000

ASTON
VAUGHAN

INTRODUCING

Sussex Square, BN2

2 Bedrooms | 1 Bathroom | Roof Terrace

A superb opportunity to acquire a generously proportioned two-bedroom apartment, rich in period character and ideally positioned in the heart of Kemp Town. Situated directly opposite the exclusive Kemp Town Enclosures (Private Residents' Gardens), residents enjoy access to acres of beautifully maintained gardens, along with a private tunnel leading straight to the beach.

The seafront is located at the end of the road, with the recently restored Madeira Drive, beachfront cafés, bars and coffee shops all within easy walking distance. Both Kemp Town Village and Brighton Marina are also just a short stroll away.

Occupying a peaceful position within the second section of Sussex Square, this attractive apartment is set within an elegant period building with well-maintained communal areas (accessed via stairs, with no lift). The accommodation has been thoughtfully arranged to provide two spacious double bedrooms, a bright open-plan living space with fitted kitchen, bathroom, entrance hallway with useful storage, and access to a roof terrace. The property is offered chain free and benefits from a Share of Freehold.

Accessed through the smart, well-kept communal entrance of this self-managed freehold building, the apartment spans the full width of the second floor. A welcoming entrance hall with impressive high ceilings reflects the property's period heritage, while neutral décor and a large built-in storage cupboard provide both style and practicality.









Positioned at the front of the apartment, the living room enjoys an abundance of natural light through large double-glazed sash windows, framing attractive side sea views and overlooking the leafy gardens opposite. Being situated on the second floor enhances both the outlook and sense of privacy. The room is tastefully decorated in neutral tones, complemented by fitted bookshelves and carpeting. To the rear, the fitted kitchen is neatly integrated into the living space, offering a range of white storage units and built-in appliances while remaining discreetly positioned.

The front-facing principal bedroom is a comfortable double room featuring built-in wardrobes, neutral décor and delightful views across the gardens towards the sea. The second bedroom is the larger of the two, making it an ideal main bedroom if preferred. It also benefits from fitted wardrobes, views towards Kemp Town Village and access, via a walkway, to the roof terrace. The terrace forms part of the apartment's demise and offers excellent potential for enhancement, subject to the necessary planning permissions and consents, including the installation of appropriate safety measures.





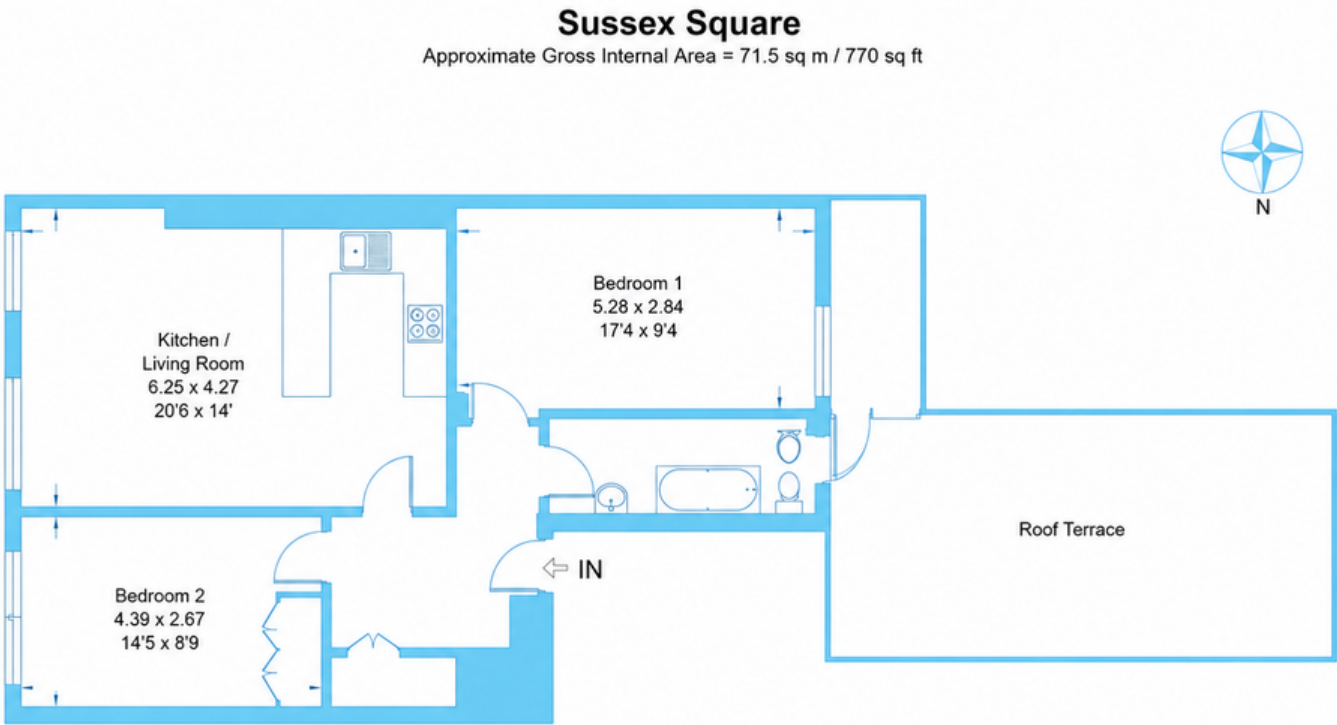


Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list .



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used to value for valuation purposes.