



**Sussex Heights, St Margaret's Place, Brighton, BN1 2FQ**  
Asking Price £374,999

# Sussex Heights, St Margaret's Place, Brighton, BN1 2FQ

An expansive two-bedroom ninth-floor apartment in Brighton's iconic Sussex Heights, offering breath taking sea views and a prime city centre location.

Forming part of the prestigious Sussex Heights building, one of Brighton's most iconic residential towers, this exceptional two-bedroom ninth-floor apartment presents a rare opportunity to acquire a substantial city centre residence with unparalleled coastal vistas. Boasting an impressive 1087 square feet of living space, this property combines generous proportions with a highly sought-after location, making it an ideal acquisition for those seeking a vibrant urban lifestyle complemented by serene sea views.

Upon entering, residents are greeted by a welcoming hallway that provides access to all principal rooms. The heart of this magnificent apartment is undoubtedly the expansive living/dining room. This versatile space is bathed in natural light, courtesy of large windows that frame the far-reaching sea and coastal views, stretching across Brighton's famous seafront and beyond. Imagine enjoying your morning coffee or entertaining guests against a backdrop of the sparkling English Channel - a truly captivating experience that defines coastal living.

The well-appointed kitchen/breakfast room offers ample storage and workspace, providing a practical and inviting area for culinary pursuits. Its design allows for a comfortable breakfast nook, perfect for casual dining, while still maintaining a seamless flow with the main living areas. The thoughtful layout ensures that both functionality and comfort are prioritised.

This apartment features two generously sized bedrooms, each offering a peaceful retreat from the bustling city below. Both rooms benefit from the apartment's elevated position, ensuring a quiet ambience and, in some instances, glimpses of the stunning surroundings.

The master bedroom, in particular, offers a spacious haven, capable of accommodating a range of furnishings and providing a tranquil space for relaxation.

Completing the internal accommodation is a well-maintained shower room and a separate WC, a practical arrangement that enhances convenience for residents and guests alike. The design is clean and functional, reflecting the overall quality of the apartment.

Sussex Heights itself is renowned for its excellent communal facilities and secure environment. Residents benefit from a dedicated concierge service, ensuring peace of mind and assistance when needed. The building's prime city centre location means that Brighton's vibrant array of shops, restaurants, cultural attractions, and transport links are all within easy walking distance. From the boutique shops of The Lanes to the extensive retail offerings of Churchill Square, and from the historic Brighton Pier to the Royal Pavilion, everything is on your doorstep.

Furthermore, the property is offered with no onward chain, simplifying the purchasing process and allowing for a smoother transition for the new owner. This represents a significant advantage for those looking for a swift completion.

In summary, this two-bedroom ninth-floor apartment in Sussex Heights offers an exceptional blend of spacious living, prestigious location, and breath taking views. It is a truly unique opportunity to own a piece of Brighton's iconic skyline, perfect for those desiring a sophisticated urban home with the added luxury of coastal panoramas.





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SUSSEX HEIGHTS, ST MARGARETS PLACE, BRIGHTON, EAST SUSSEX, BN1 2FQ  
TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

#### Agents Notes

Tenure Leasehold  
156 Year Lease Term Remaining  
Service Charge Approx £5,186 Per Annum  
Ground Rent N/A  
Council Tax Band C

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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