



Sussex Square, BN2

£700,000

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BRISTOL MANSIONS

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INTRODUCING

Sussex Square, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room
1005 Sq Ft | Private Patio Garden | Chain Free

This elegant and beautifully presented two-bedroom, two-bathroom ground floor apartment offers a rare opportunity to enjoy luxurious living in this prestigious area of Kemptown. Steeped in architectural history and with access to the splendid gardens, this exquisite home blends period grandeur with contemporary comfort.

Spanning approximately 1,005 sq ft, the apartment benefits from impressively high ceilings, expansive sash windows complete with working shutters in the front half of the apartment. The back of the property offers a more contemporary feel with the second bedroom & ensuite bathroom. The spacious reception room is perfect for entertaining or relaxing in a calm environment.

The building is tucked away in the quiet top corner of this beautiful Regency enclave. The kitchen is light, fully equipped and fitted with a back door that opens onto a private patio area. This offers a peaceful outdoor retreat as well as an alternative access on to Church Place conveniently close to Marmalade Cafe.

The property comprises two generous double bedrooms. The back bedroom serves as a tranquil room, complete with en-suite facilities, offering privacy and comfort. The front bedroom, like the reception room, boasts high ceilings and elevated windows that flood the space with natural light. A second high-specification bathroom complements the layout.

A private patio area provides a peaceful outdoor retreat, ideal for morning coffee or evening drinks, while residents also enjoy exclusive access to the Kemp Town Enclosures—a beautifully maintained green space complete with private pathways, mature trees, and secret tunnels leading to the seafront.





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Location Guide

Sussex Square is one of Brighton's most prestigious addresses, forming part of the historic Kemp Town Enclosures — a Grade I listed Regency development dating back to the early 19th century. The square is renowned for its grand white stucco façades, sweeping crescent architecture, and proximity to both the seafront and Brighton city centre.

Brighton Seafront: Just a short walk from the apartment, residents can enjoy the promenade, beach, and vibrant cafés along Marine Parade.

Kemp Town Village: A charming hub of independent shops, artisan bakeries, and excellent pubs is just around the corner.

Brighton City Centre & The Lanes: Within 10 minutes by car or bus, offering a diverse range of restaurants, high street stores, and cultural attractions.

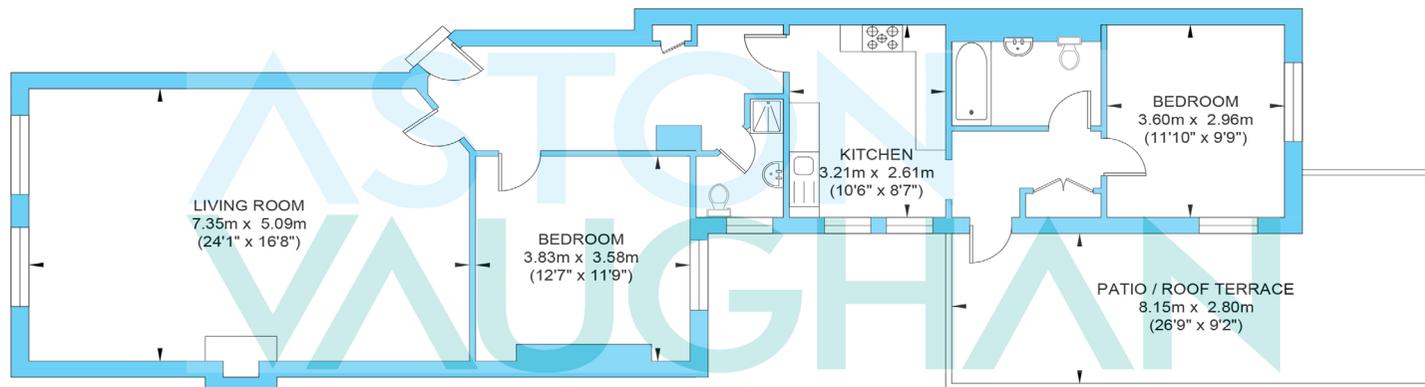
Brighton Marina: A few minutes away with waterfront dining, cinemas, and supermarkets.



Sussex Square

Ground Floor
Approximate Floor Area
1324.9 sq ft
(123.1 sq m)

Approx. Gross Internal Floor Area = 123.1 sq m / 1324.9 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Education & Schools

Sussex Square is ideally situated for access to some of Brighton's most prestigious independent schools, making this property particularly attractive to families.

- Brighton College (0.4 miles): One of the UK's top-performing independent schools, regularly ranked among the best in the country. Just a short walk from the property, Brighton College offers exceptional facilities and education from ages 3 to 18.
- Roedean School (1.2 miles): A leading girls' independent boarding and day school with a stunning cliffside location. Known for academic excellence and a strong arts and sports offering.
- St Christopher's Prep School and St Luke's Primary School are also nearby, offering well-regarded options for younger children.
- University of Brighton and Sussex University campuses are easily accessible by public transport for higher education.

Summary

This exceptional property offers:

- Two spacious double bedrooms
- Two luxurious bathrooms (including en-suite)
- Elegant Regency architecture with high ceilings
- Private patio and exclusive access to Kemp Town Enclosures
- Prime location near the seafront, Brighton College, and central Brighton
- Ideal for professionals, families, or those seeking a refined weekend residence

A rare opportunity to own a slice of Brighton's Regency heritage in one of the city's most desirable settings.



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