



Sussex Square, BN2

**Guide Price £750,000 - £785,000**

**ASTON  
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Sales and Lettings

## INTRODUCING

# Sussex Square, BN2

2 Bedroom | 2 Bathrooms | 1273 sq ft | Access to roof area

Large double reception room with east-west orientation

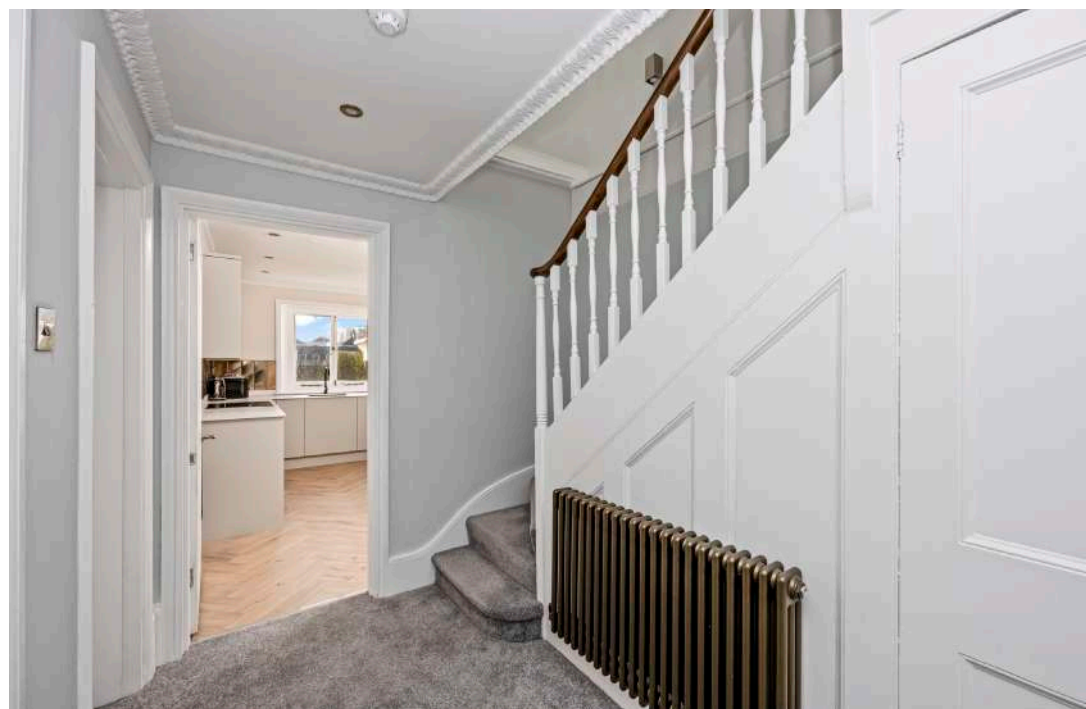
Access to highly sought after Sussex Square Gardens

Nestled within the highly sought-after Sussex Square, this magnificent two-bedroom, two-bathroom split-level apartment presents a rare opportunity to acquire a truly exceptional home in Brighton. Offered chain-free, this top-floor residence combines elegant living spaces with breathtaking panoramic views, making it an ideal acquisition for discerning buyers.

Upon entering, you are immediately struck by the impressive scale and natural light that defines this property. The heart of the home is undoubtedly the expansive through reception room and dining room, stretching from front to back. This generously proportioned space is bathed in natural light, creating an inviting and versatile environment perfect for both relaxed family living and sophisticated entertaining. The layout allows for distinct zones, ensuring comfort and functionality.

Adjacent to the main living area is a separate, modern kitchen, thoughtfully designed and equipped to meet contemporary culinary needs. Its efficient layout and quality finishes provide a practical yet stylish space for preparing meals.

One of the most captivating features of this apartment is the stunning outlook. From various vantage points, residents can enjoy picturesque views across the beautifully maintained Sussex Gardens, extending out to the sparkling sea beyond. This ever-changing vista provides a serene backdrop to daily life and is a constant reminder of the property's prime coastal location.

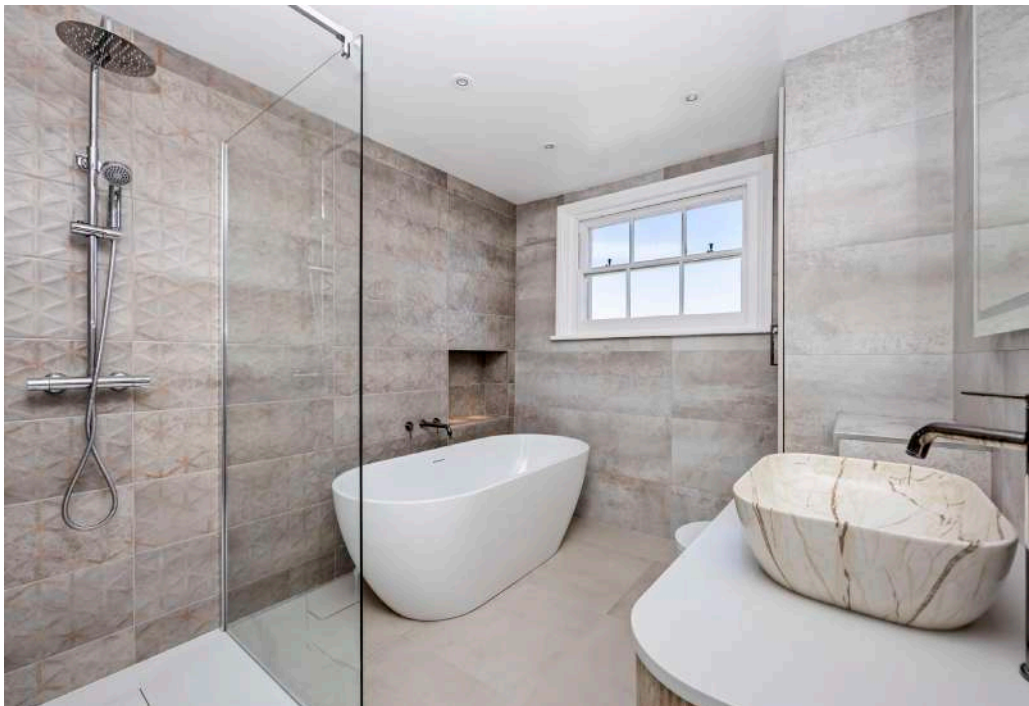




The apartment further benefits from two well-appointed bedrooms, each offering comfort and privacy. The two bathrooms are finished to a high standard, providing convenience and a touch of luxury. A significant advantage is the inclusion of an additional room, which can serve as a dedicated office space, a study, or an occasional third bedroom, offering valuable flexibility to suit various lifestyle requirements.

Adding to the unique appeal of this property is the innovative access to the roof area. Via skylight stairs, residents can reach this space, which, while unofficial, can be utilised as an occasional terrace. This provides a private outdoor retreat, perfect for enjoying the views, al fresco dining, or simply relaxing in the fresh sea air.

Located in the prestigious Sussex Square, residents benefit from access to the private gardens, a true oasis in the city. The vibrant amenities of Brighton, including its eclectic shops, renowned restaurants, and cultural attractions, are all within easy reach. Excellent transport links ensure convenient connections to London and beyond.





## OWNER'S THOUGHTS

"The square is beautiful and it's hard to beat this historic setting by the sea. There is a great balance between being sociable in the gardens but also being able to entertain. It would suit professionals who work in the city or investors as local schools are good, it is only an 8 minute walk to the County Hospital with major employers, the station to Gatwick and London and the cultural heart of the city within a 10 minute radius by bus or cab. Local amenities include Kemp Town Village High Street with its shops, galleries and cafes serving local produce, and The Reading Room café. Countryside walks on the South Downs are also conveniently on the doorstep."

### Good to Know:

Within walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas, this spacious apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass.' With local shops and cafés, a short stroll takes you to the fashionable café culture of Kemptown Village which hosts the County Hospital and Brighton College, a park and 72 par golf course are a few minutes away the arts venues and famous al fresco lifestyle of the Lanes are a five-ten minute cab ride and close to several bus routes, the city and station serving City Airport, Gatwick and London are easy to reach.

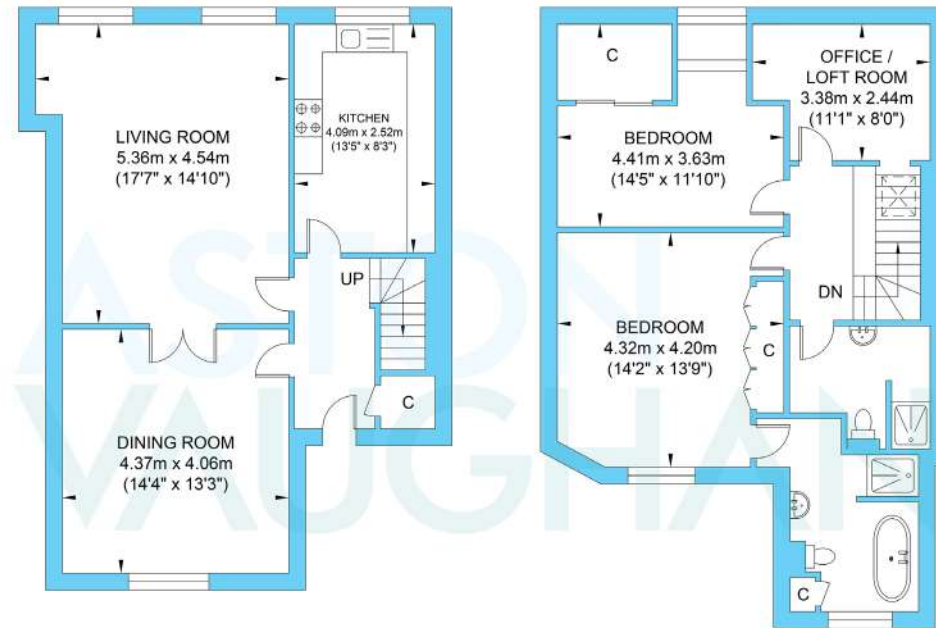
### Education:

Primary: St Mark's, Queen's Park

Secondary: Varndean, Dorothy Stringer Sixth Form: BHASVIC, City College

Private: Brighton College, Roedean, Lancing

## Sussex Square



Third Floor  
Approximate Floor Area  
642.28 sq ft  
(59.67 sq m)

Fourth Floor  
Approximate Floor Area  
631.41 sq ft  
(58.66 sq m)

Approximate Gross Internal Area = 118.33 sq m / 1273.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.