



**Sussex Square, Brighton BN2 5AA**

**welcome to**

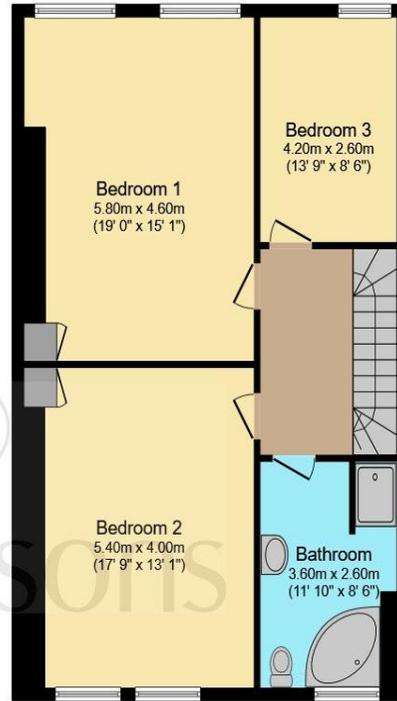
## **Sussex Square, Brighton**

An elegant three-bedroom home spanning over 1,600 sq ft, featuring two bathrooms, two reception rooms, a modern kitchen, and exclusive roof access. Offered with a share of the freehold and access to the private Kempdown Enclosures, all just moments from Brighton's seafront and vibrant amenities.





**Second Floor**



**Third Floor**

**Total floor area 152.9 m<sup>2</sup> (1,645 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.focalagent.com](http://www.focalagent.com)

Set within the iconic Sussex Square, this beautifully presented residence offers over 1,600 sq ft of living space, blending period charm with modern sophistication in one of Brighton's most desirable locations.

The property features three well-proportioned bedrooms, two stylish bathrooms, and two generous reception rooms, ideal for both relaxed family living and entertaining. The main living area showcases a refined yet cozy design, complete with a feature fireplace, elegant chandelier, and large sash windows that flood the space with natural light.

At the heart of the home is a contemporary kitchen, thoughtfully designed with sleek white cabinetry, black countertops, and high-end appliances. The bathrooms are equally impressive, particularly the main bathroom which features a large bathtub set within mosaic-tiled steps, a separate shower area with matching tiles, and a modern sink and toilet.

Additional highlights include exclusive roof access, offering panoramic views and a unique outdoor retreat, as well as private access to the beautifully landscaped Kemptown Enclosures, a rare and tranquil green space just moments from the seafront. The property also features ample storage with bespoke under stairs storage, including wine rack; handmade bookshelves in study and living room, and a spacious utility room.

Located in the heart of Kemptown, this home is within easy reach of Brighton's vibrant cafes, boutiques, and excellent transport links.

welcome to

## Sussex Square, Brighton

- Over 1,600 SQ FT
- Hugely Versatile
- Three Bedrooms
- Private Roof Terrace and Use Of Kemptown Enclosures
- Share of Freehold

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: 5520.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Apr 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KET107757 - 0011

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