



Sussex Square, BN2
Guide Price £350,000 - £375,000

ASTON
VAUGHAN

INTRODUCING

Sussex Square, BN2

2 Bedrooms | 1 Bathroom | Kemp Town Enclosures

The apartment features a spacious and inviting reception room, ideal for both relaxing and entertaining. Large sash windows allow natural light to pour into the space, while a beautiful original stained-glass window provides a striking period feature full of warmth and character. From the lounge, there are far-reaching views across the rooftops of Kemp Town towards the racecourse, Sheepcote Valley, and the surrounding countryside, creating a wonderful sense of openness and tranquillity. The modern fitted kitchen has been thoughtfully designed with contemporary fixtures, generous worktop space, and ample storage, creating a practical yet stylish setting for everyday living and cooking.

As you make your way towards the front of the property, you will find the bedrooms. Bedroom one is a generously sized double room featuring double-glazed windows that allow plenty of coastal light to fill the space, along with internal views of the skies and surrounding architecture. High ceilings continue throughout the property, and there is ample space for a large double bed and additional bedroom furniture.

Opposite is bedroom two, best described as a cosy snuggery or study bedroom — a versatile and characterful space ideal for home working, reading, or occasional overnight stays. Well-proportioned and filled with natural light from a side-facing window, the room offers flexibility to suit a variety of lifestyles.

At the end of the hallway, you are welcomed into the lounge, a bright and characterful space featuring high ceilings and two large sash windows with far-reaching views across the rooftops of Kemp Town towards the Downs. The room is centred around a stunning ornate fireplace with a cast-iron inset, wooden surround, tiled hearth, and beautifully stripped and polished wooden floorboards, all of which enhance the home's elegant period character.

The lounge is generously proportioned and offers a warm, inviting atmosphere, with ample room for two large sofas and a range of additional furnishings — an ideal space to relax and unwind in the evenings. A charming wooden-panelled partition leads through to the kitchen, creating a sociable flow between the two spaces while still maintaining a sense of separation.





The kitchen has been thoughtfully designed and well appointed, featuring tiled flooring, extensive worktop space, and plentiful storage cupboards. A charming Butler-style sink sits beneath a large sash window, while integrated appliances include an induction hob, double oven, and dishwasher. A large standalone fridge/freezer is also included, further enhancing the practicality of the space.

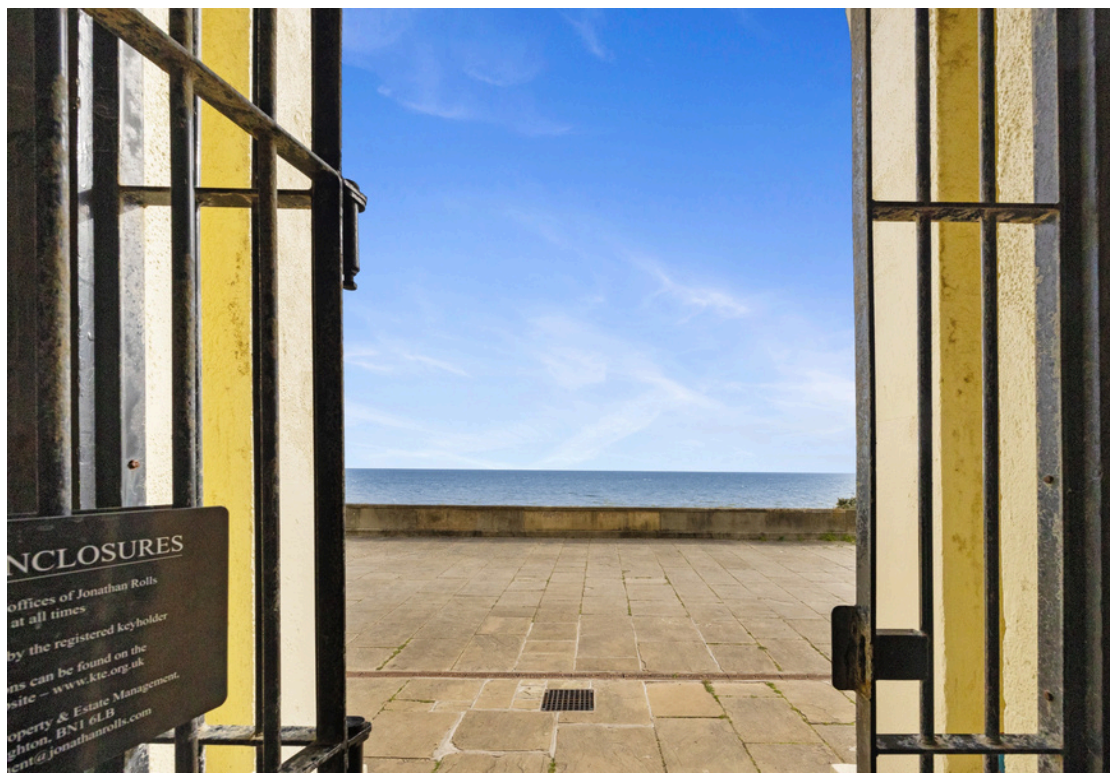
Residents also benefit from exclusive access to the beautifully maintained Kempdown Enclosures, adding to the appeal of this exceptional residence. The location is superb, offering easy access to local amenities, excellent transport links, and the vibrant atmosphere of East Sussex's coastal community.

This elegant flat represents outstanding value for those seeking a blend of historic charm, modern living, and an enviable location close to both the sea and green open spaces. Early viewing is highly recommended to fully appreciate the unique character and lifestyle this delightful property has to offer.









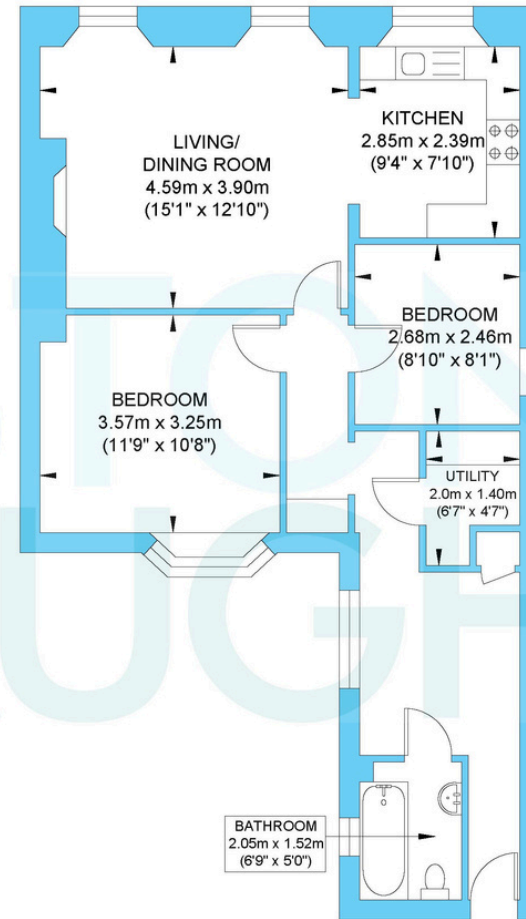
Good to Know:

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.

Sussex Square



Second Floor
Approximate Floor Area
715.15 sq ft
(66.44 sq m)

Approximate Gross Internal Area = 66.44 sq m / 715.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.