



Sussex Square, BN2  
£425,000-£450,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Sussex Square, BN2

1 Bedrooms | 1 Bathroom | Garage

Nestled within the highly sought-after and iconic Sussex Square, this impressive two-double-bedroom, two-bathroom apartment offers a unique opportunity to reside in one of Brighton's most prestigious addresses. Available to let, this part-furnished property combines period charm with modern convenience, making it an ideal home for those seeking a sophisticated coastal lifestyle.

Upon entering, you are greeted by a well-proportioned reception room, providing ample space for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, ensuring comfortable living for residents. A significant advantage is the inclusion of two bathrooms, a highly desirable feature that enhances convenience and privacy, particularly for sharers or guests.

One of the most captivating aspects of this property is the delightful sea views, offering a serene backdrop to daily life and a constant reminder of Brighton's beautiful coastline. Imagine waking up to the sight of the sea or enjoying an evening drink while watching the sunset over the water. The location further benefits from exclusive access to the Kemptown Enclosures, a collection of private gardens that provide a tranquil oasis away from the hustle and bustle, perfect for leisurely strolls or quiet contemplation.

The location of this apartment is truly exceptional. St. Georges Road is ideally situated with the Royal Sussex County Hospital at one end and the picturesque Kemptown seafront at the other, offering both essential amenities and leisure opportunities within easy reach. Kemptown Village itself is renowned for its eclectic mix of independent shops, cafes, restaurants, and vibrant community spirit, ensuring there is always something to explore.

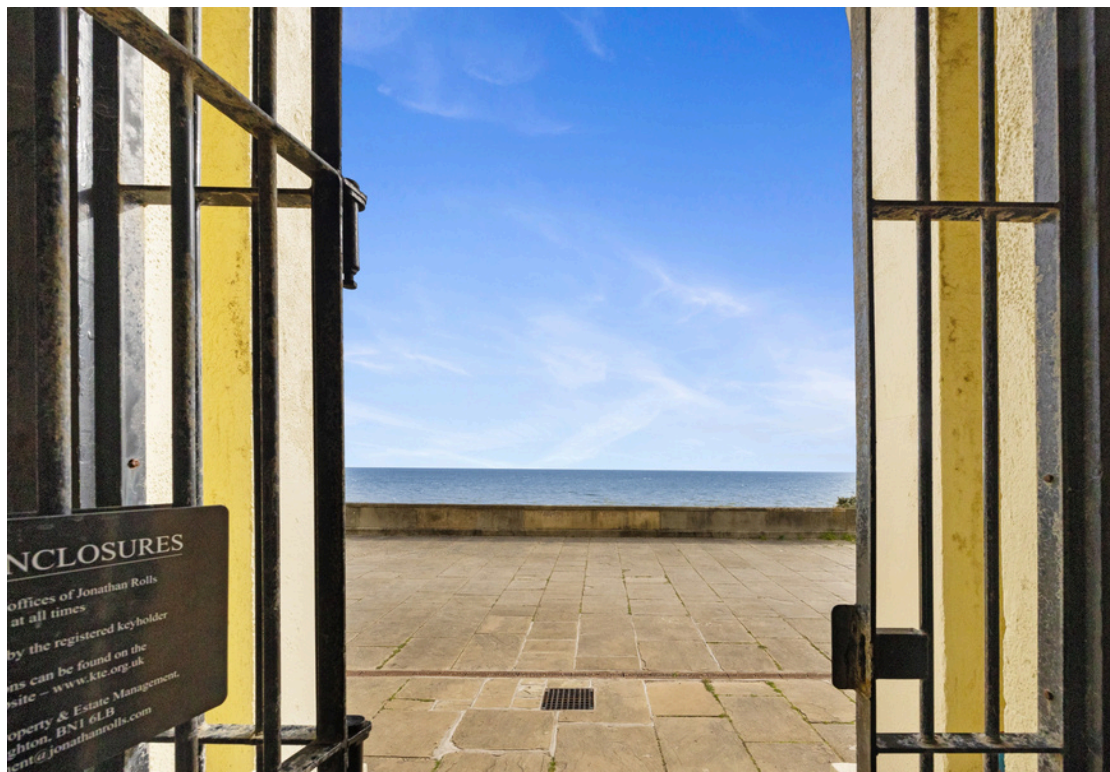


The apartment's prime position in Sussex Square places it just a short distance from Brighton's fabulous Reading Room and the vibrant Sea Lanes, offering an array of leisure and cultural activities right on your doorstep.

For those working in the medical field or requiring easy access to healthcare, the property is conveniently close to the County Hospital. The surrounding Kemptown area is renowned for its eclectic mix of independent shops, cafes, and restaurants, providing a lively community atmosphere.







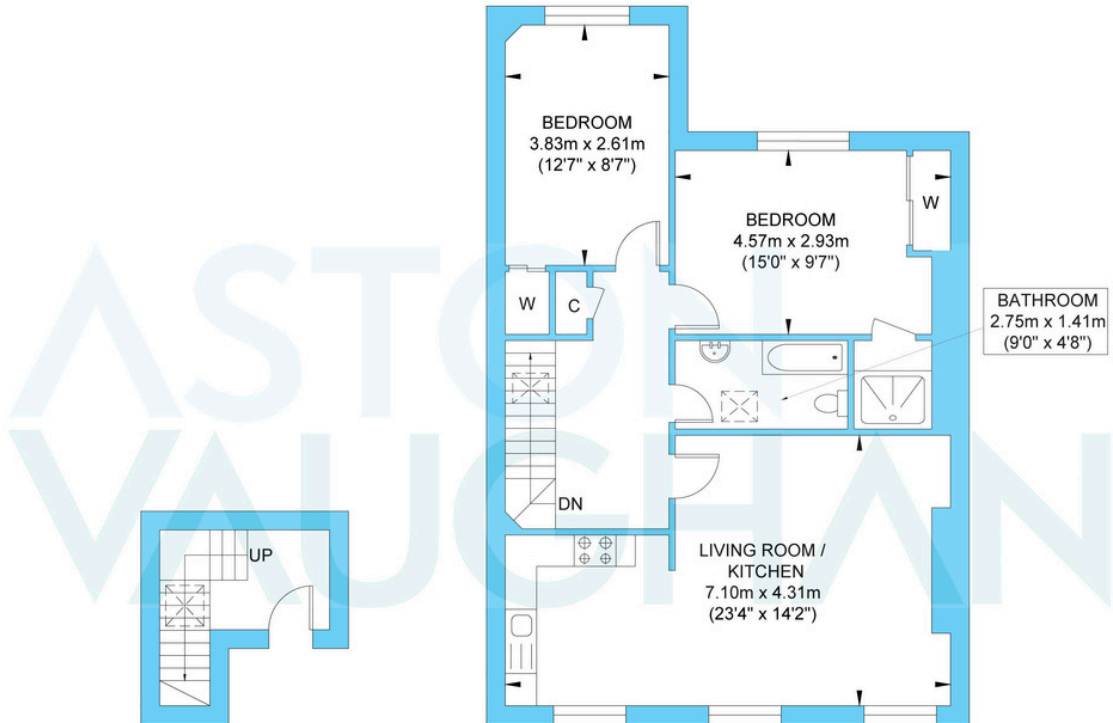
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**Good to Know:**

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.



Fourth Floor Entrance  
Approximate Floor Area  
56.83 sq ft  
(5.28 sq m)

Fifth Floor Flat  
Approximate Floor Area  
732.59 sq ft  
(68.06 sq m)



Approximate Gross Internal Area = 73.34 sq m / 789.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.