



14a Sussex Square
Brighton, BN2 5AA



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Asking price £1,850,000

A truly rare and exceptional four-bedroom home occupying approximately 2,695 sq ft / 250.40 sq m within one of Brighton's landmark Grade I listed Regency terraces, combining magnificent period proportions with stylish contemporary interiors, private walled gardens and an enviable position just moments from the seafront.

Set on prestigious Sussex Square in Kemp Town, this remarkable property forms part of the celebrated Regency composition designed by Busby and Wilds. Arranged over three floors, the accommodation of this maisonette is wonderfully versatile, with generous reception spaces, four double bedrooms and three bathrooms.

The lower ground floor has a distinctly contemporary feel, centred around an impressive 20'1" kitchen and breakfast room. A large island provides excellent preparation space and informal seating, while integrated appliances, sleek cabinetry and wide bi-folding doors create a superb space for everyday living and entertaining, flowing directly into the garden.

Two generous double bedrooms are also positioned on this level, both with impressive en-suite facilities. One bathroom features twin basins, a freestanding bath and separate shower, while a dedicated steam room adds a further touch of luxury. A separate utility room provides useful additional storage and practicality.

The ground floor beautifully showcases the grandeur of the building. The magnificent 25'4" living room has soaring ceilings, decorative plasterwork, tall windows and a handsome fireplace, combining the elegance of the property's Regency heritage with a crisp contemporary finish.

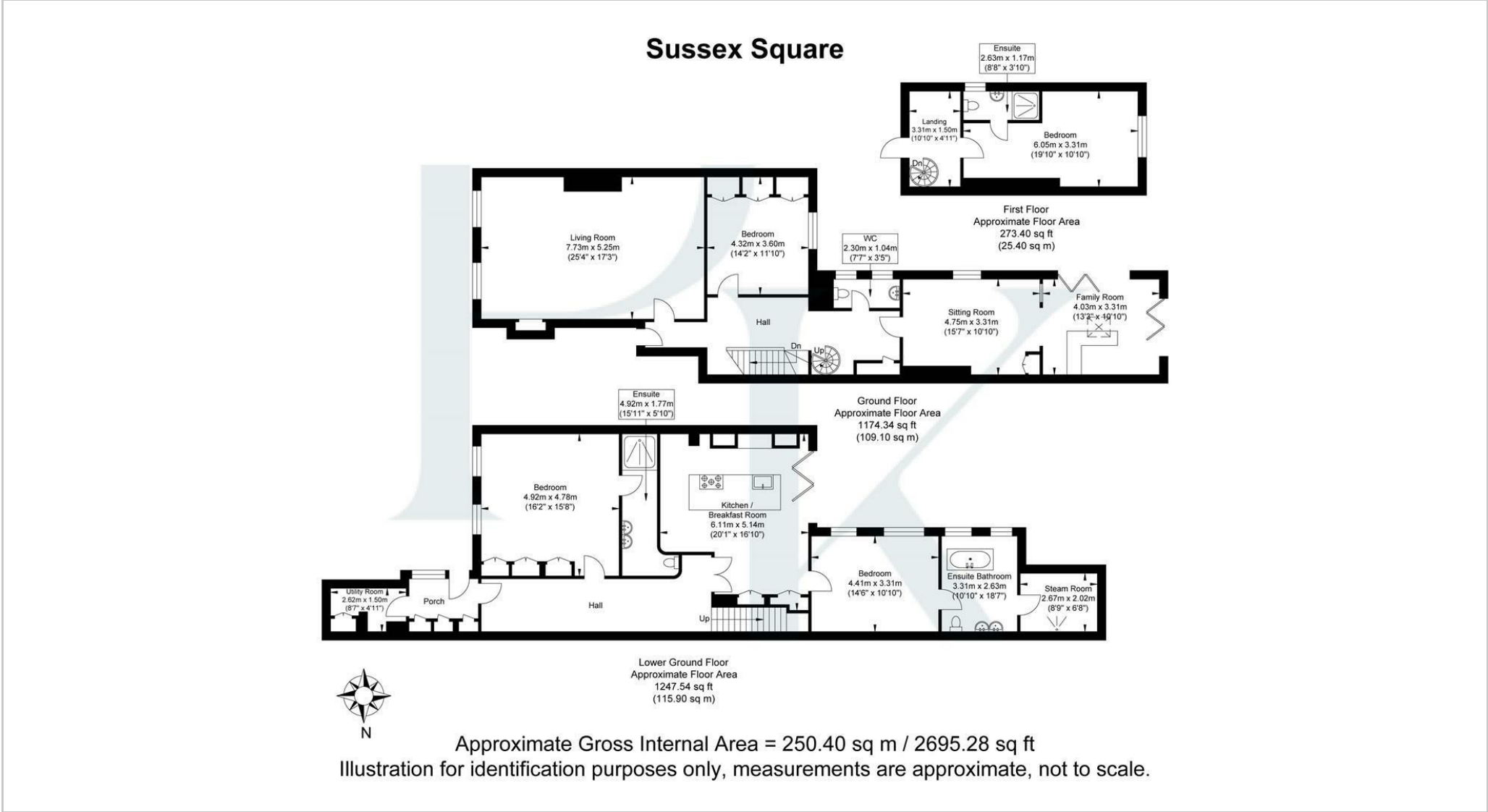
A further double bedroom sits alongside an additional sitting room and family room, providing flexible space for relaxing, entertaining or working from home. A characterful spiral staircase rises to the upper floor, where a wonderfully private fourth bedroom benefits from its own en-suite shower room.

Outside, the gardens are a real highlight. Enclosed by handsome period brick walls, the private outdoor space feels remarkably secluded and offers distinct areas for dining, lounging and entertaining. Bi-folding doors create a natural connection with the house, while a further walled garden provides an additional sun terrace and currently accommodates a hot tub.

Sussex Square is one of Brighton's most distinguished addresses. The seafront is just moments away, while the independent shops, cafés, restaurants and pubs of Kemp Town are also close by. Brighton Marina, the Lanes and central Brighton are all within easy reach.

The area is particularly well placed for families, with a choice of highly regarded schools nearby including St Mark's and St Luke's primary schools, Varndean and Dorothy Stringer, while independent schooling is exceptionally well represented by Brighton College & Roedean.

Offering the scale and versatility of a substantial house alongside the architectural grandeur of one of Brighton's finest Regency addresses, this is a rare and impressive coastal home with exceptional living space, superb private gardens and the sea just moments away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan