



Sussex Square, BN2
Guide Price £625,000 - £650,000

ASTON
VAUGHAN

INTRODUCING

Sussex Square, BN2

2 Bedrooms + Study | 2 Bathrooms | South Facing Patio

Few addresses in Brighton carry the prestige of Sussex Square. Designed as part of Thomas Read Kemp's visionary Regency development, the square remains one of the city's most sought-after locations, admired for its elegant architecture, beautifully maintained private gardens and unrivalled proximity to the coastline.

Occupying the lower ground floor of one of the square's distinguished period buildings, this beautifully appointed three-bedroom apartment combines timeless architectural character with sophisticated contemporary interiors. Offering over 1,245 sq ft of accommodation alongside two private courtyard gardens, it provides a rare balance of city living and secluded outdoor space.

A private entrance leads down to a charming south-facing courtyard, creating an impressive first impression and a wonderful place to enjoy the sunshine throughout the day. Framed by mature planting and enclosed by attractive walls and railings, the space feels wonderfully private while remaining bright and welcoming.

The interior has been thoughtfully remodelled to suit modern lifestyles, with generous proportions and a flowing layout throughout. A wide central hall forms the heart of the home, creating a natural sense of space and providing an ideal setting for dining, entertaining or displaying artwork.







The reception room enjoys a bright southerly aspect, where tall sash windows flood the space with natural light. Elegant yet comfortable, it offers an inviting setting for both relaxed evenings and social gatherings. The adjoining kitchen has been designed with clean contemporary lines, featuring granite work surfaces, integrated appliances and ample preparation space for keen cooks and entertainers alike.

To the rear of the property, the accommodation opens onto a beautifully sheltered courtyard garden that creates a peaceful backdrop to daily life. Carefully planted and thoughtfully arranged, this private outdoor space offers a tranquil setting for outdoor dining, reading or simply unwinding away from the energy of the city centre.

The principal bedroom provides a calm and luxurious retreat, complete with an en-suite bathroom and direct access to the garden. A second double bedroom also benefits from its own en-suite facilities, offering excellent flexibility for guests, family members or additional home-working requirements.





A particularly distinctive feature is the separate study, positioned away from the main living areas. With its characterful vaulted ceiling and bespoke shelving, it creates an inspiring workspace and a valuable additional room for modern living.

Residents also enjoy access to the renowned Kempton Enclosures, an exclusive collection of private gardens available only to those living within Sussex Square and its neighbouring crescents. Beautifully landscaped and meticulously maintained, these historic gardens provide a unique extension of the home, complete with mature trees, expansive lawns and a private tunnel leading directly to Brighton's seafront.











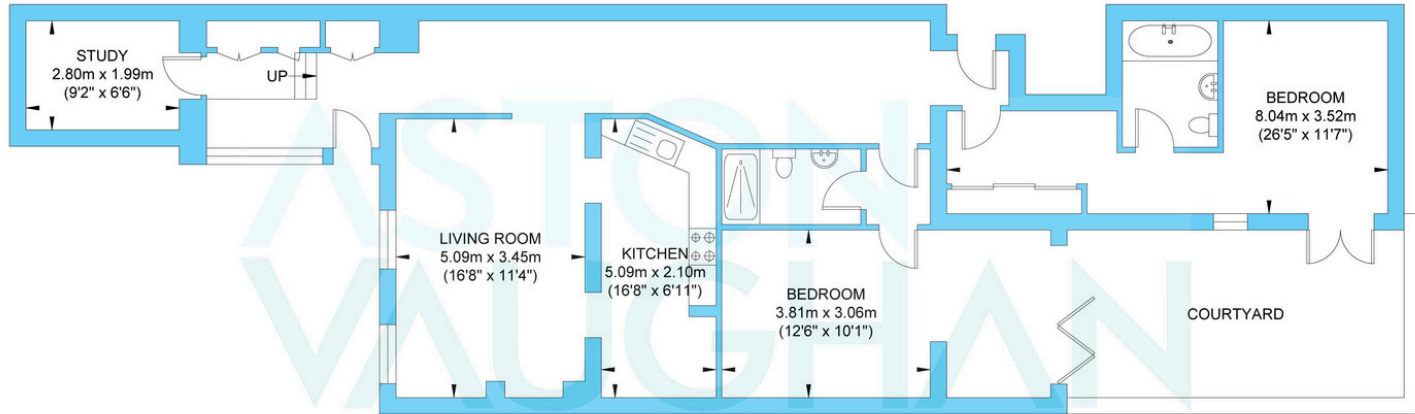
Good to Know:

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



Lower Ground Floor
Approximate Floor Area
1245.92 sq ft
(115.75 sq m)

Approximate Gross Internal (Excluding Courtyard) Area = 115.75 sq m / 1245.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.