



Sussex Square, BN2

£315,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Sussex Square, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room | 499 sq ft |

The history, scale and beauty of these Regency seafront homes never cease to impress visitors to the city. Designed and built during the early 19th Century, they have retained their prestigious status for over 200-years, to become the most sought-after address in Brighton.

This beautiful one-bedroom apartment sits to the rear of the first floor giving it gloriously high ceilings and full height French windows bringing in light from the west, framing views over the historic local landscape. Bearing the incredible proportions of the era and a wealth of original period detail, it offers home seekers and landlords the perfect opportunity to invest in a prominent location.

Brimming with character and charm, the interior feels homely and is ready to move into.

Stepping in through the portico pilastered front door to the communal hallway stairs rise to the first floor. The apartment sits to the rear of the building and has been carefully converted to ensure its incredible features remain intact. In the living room, looking up, is an incredible

atrium ceiling feature with recessed lighting and ceiling rose providing a unique air of grandeur to the room, alongside decorative cornicing, deep skirtings and a grand mantelpiece. Fawn carpets and calico walls offer a blank canvas to new owners and a natural palette to suit all furnishings. There is ample space for relaxed furnishings and formal dining, where the cool coastal breeze can flow through during summer, inviting you down to the beach at the bottom of the square.

Sharing the same sunny aspect and many original features, the bedroom sits next door. It is another generous space for a king size bed and wardrobes without compromising on floor space. The bathroom is nearby, and the kitchen sits across the hall; both fitted with perfectly functional and modern fittings.





## OWNER'S THOUGHTS

"This is a unique apartment which has been converted well being careful to retain its wonderful features. It is a peaceful space for somewhere so central, yet you still benefit from all the pleasures of the resident's gardens and seaside location. I especially love the tunnel through the gardens taking you directly to the esplanade and the sea. Here you can relax with a coffee in the 'Reading Room' café or catch the 'Volks Railway' train to the pier."

### Education:

Primary: St Mark's CofE, Queen's Park Primary

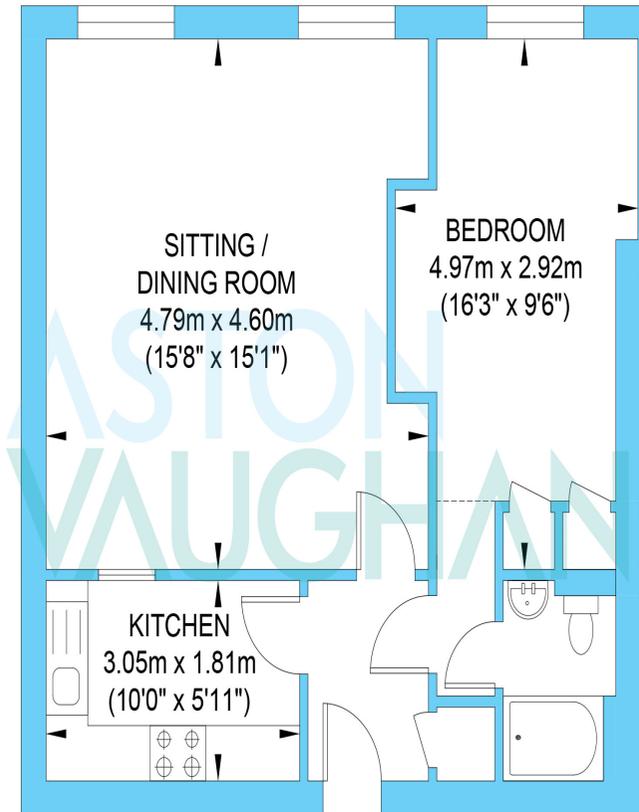
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

### Good to Know:

19th Century developer Thomas Kemp commissioned architect Amon Wilds and his building partner Charles Busby to design and build Sussex Square between 1823 and 1830. Inspired by the Nash developments in London, these magnificent homes offer some of the finest examples of Georgian architecture bearing Doric or Ionic porches and ironwork balconies, and every third house has pilasters, most of which have Corinthian capitals.

Sussex Square sits adjacent to the beach and is just a stroll from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes away with a myriad of restaurants to choose from as well as cinemas, a health club and a glamorous casino. The law courts and Amex are also nearby and the South Downs, a park and 72 par golf course are just a short walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London and for those who need to commute by car, the A23 and A27 are both readily accessible- and there's no waiting list for permit zone H.

## Sussex Square



First Floor  
Approximate Floor Area  
499.55 sq ft  
(46.41 sq m)

Approximate Gross Internal Area = 46.41 sq m / 499.55 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.