



Bristol Mansions, BN2  
£600,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Bristol Mansions, BN2

2 Bedrooms | 2 Bathrooms | 1 Open Reception Room | 1239 sq ft | Access to Outdoor Roof Space | Access to Sussex Square and Lewes Crescent gardens with tunnel to beach

Nestled within the prestigious Bristol Mansions in Brighton, this exceptional two-bedroom top-floor apartment presents a rare opportunity to acquire a residence boasting unparalleled sea views and an enviable lifestyle. This property combines elegant living with a prime coastal location.

Upon entering, you are immediately struck by the bright and airy ambience that permeates this magnificent home. The spacious reception room provides a comfortable and inviting space, perfect for relaxation or entertaining guests, with large windows framing the captivating seascape. The design thoughtfully maximises the natural light and the stunning vistas, creating a serene and uplifting atmosphere throughout.

This apartment features two generously sized double bedrooms, ensuring ample space for residents and visitors alike. The master bedroom benefits from the luxury of an en suite shower room, offering a private sanctuary for unwinding after a long day. The second double bedroom is equally impressive, providing flexibility for use as a guest room, home office, or personal retreat. A second well-appointed bathroom serves the additional bedroom and guests, ensuring convenience and comfort for all.

One of the standout features of this remarkable property is the large kitchen with a dedicated dining area. This culinary space is not only practical but also offers delightful views over the meticulously maintained Sussex Gardens and, beyond, the sparkling sea. Imagine enjoying your morning coffee or hosting dinner parties with such an inspiring backdrop.

Beyond the interior, this apartment offers unique external advantages. Residents benefit from access to an outdoor roof space, providing an elevated vantage point to soak in the panoramic coastal scenery and enjoy the fresh sea air. Furthermore, the property includes easy access to a large loft area, offering invaluable additional storage solutions – a true premium in apartment living.

Perhaps the most exclusive amenity is the access to the private Sussex Square Enclosures. These beautifully landscaped gardens provide a tranquil escape from the bustling city, perfect for leisurely strolls or quiet contemplation. A truly unique feature of these enclosures is the private tunnel that leads directly to the beach, offering unparalleled convenience for seaside enjoyment without navigating public roads. This exclusive access truly elevates the Brighton living experience.

Bristol Mansions itself is a highly sought-after address, renowned for its architectural grandeur and desirable location. Situated in Brighton, residents are within easy reach of the city's vibrant cultural scene, eclectic shops, renowned restaurants, and excellent transport links. The combination of a peaceful residential setting with immediate access to urban amenities and the beach makes this an ideal home for those seeking the best of coastal city living.

This top-floor apartment is more than just a home; it's a lifestyle opportunity. With its stunning direct sea views, spacious interiors, exclusive garden and beach access, and prime Brighton location, it represents an exceptional offering in the current market.





















## Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

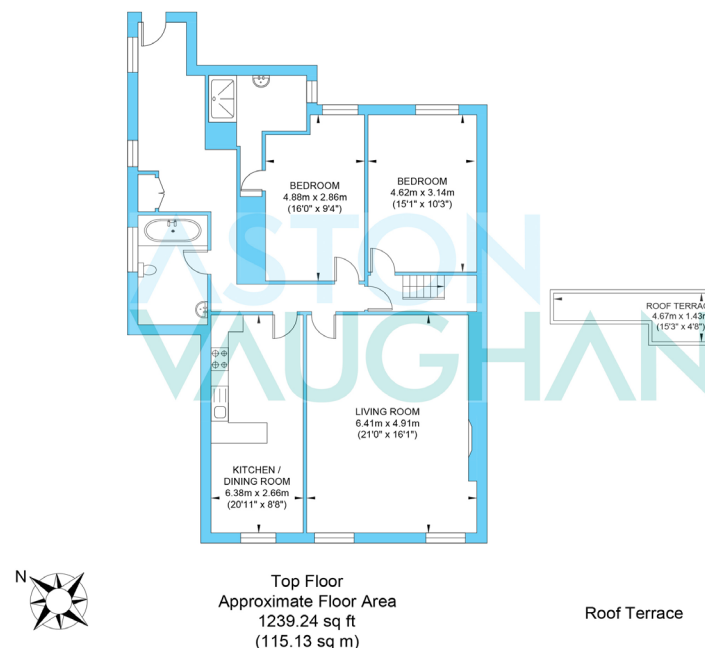
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

## Good to Know:

Kemptown is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. The waterfront restaurants, bars and health club of the Marina are an easy walk and local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

## Sussex Square



Approximate Gross Internal (Excluding Roof Terrace) Area = 115.13 sq m / 1239.24 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.