



Bristol Mansions, BN2
Offers in Excess of £700,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Bristol Mansions, BN2

2 Bedrooms | 2 Bathrooms | 1 Open Reception Room | 1690 sq ft | Roof Terrace with Charming Rooftop Views | Access to Sussex Square and Lewes Crescent gardens with tunnel

Nestled within the prestigious Grade II listed-Bristol Mansions, this exceptional two-bedroom, two-bathroom top-floor apartment offers a rare opportunity to acquire a truly magnificent home in one of Brighton's most sought-after locations. This property combines historical elegance with contemporary living, perfect for discerning buyers seeking a blend of luxury, space, and unparalleled views.

Upon entering this distinguished residence, you are immediately greeted by beautifully presented communal areas that reflect the grandeur of the Regency era, setting a sophisticated tone for the home within. The apartment itself is characterised by its large, spacious, and versatile rooms, providing an abundance of natural light and an airy feel throughout. A dedicated study area conveniently located at the entrance offers an ideal space for remote working or quiet contemplation, a highly desirable feature in today's modern lifestyle.

The heart of this home is undoubtedly its impressive reception room, offering ample space for both relaxation and entertaining. The layout flows seamlessly, allowing for flexible furniture arrangements to suit individual tastes and needs. The two generously proportioned bedrooms provide comfortable sanctuaries, each designed with relaxation in mind. The property benefits from two well-appointed bathrooms, ensuring convenience and privacy for residents and guests alike.

One of the most captivating features of this apartment is its private roof terrace. This charming outdoor space provides an idyllic setting for al fresco dining, morning coffees, or simply unwinding whilst enjoying the delightful rooftop views. It's an ideal spot for soaking up the summer sun and entertaining friends, offering a unique vantage point over the vibrant cityscape. Beyond the immediate rooftops, the property boasts enchanting views across the meticulously maintained Sussex Square Gardens and extends further to the glistening sea.

Residents of Bristol Mansions benefit from exclusive access to the private Sussex Square Gardens, a verdant oasis perfect for leisurely strolls or peaceful reflection. A unique and highly coveted feature is the private tunnel from the gardens directly to the beach, offering unparalleled convenience for enjoying Brighton's famous seafront without navigating busy roads. This direct access truly enhances the coastal living experience.

Location is paramount, and this apartment excels in its positioning. Situated moments from the vibrant Kemptown Village, residents have easy access to an eclectic array of independent shops, charming cafes, gourmet restaurants, and essential amenities. The area is renowned for its bohemian atmosphere and strong community spirit, making it a highly desirable place to live. Excellent transport links are also readily available, connecting you effortlessly to Brighton city centre and beyond.

This beautifully presented apartment is more than just a home; it's a lifestyle choice, offering a unique blend of historical charm, modern comforts, and an enviable location. Viewing is highly recommended to fully appreciate the quality, space, and breathtaking views this exceptional property has to offer.











Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

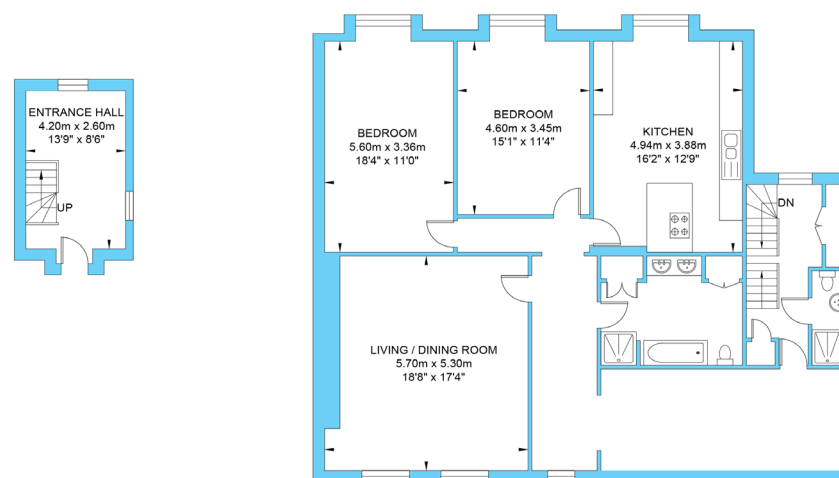
Sixth Form: BHASVIC, Varndean, MET, BIM

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



Entrance Floor
Approximate Floor Area
121.52 sq ft
(11.29 sq m)

Top Floor
Approximate Floor Area
1568.51 sq ft
(145.72 sq m)

Approximate Gross Internal Area = 157.01 sq m / 1690.03 sq ft

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