



Sussex Square, Brighton

£375,000

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## INTRODUCING

# Sussex Square, Brighton

2 Bedrooms | 1 Bathroom | 1 Reception Room | 718 Sq Ft | Access to Exclusive Sussex Square Enclosures with Tunnel to Beach

Nestled within the prestigious Grade I listed architecture of Sussex Square, this elegant two-bedroom apartment presents a rare opportunity to acquire a home of significant historical charm combined with modern comfort. Boasting a prime location, the property offers an exceptional lifestyle, highlighted by its exclusive access to the renowned Sussex Square Enclosures, which feature a private tunnel providing direct, convenient access to the beach.

One of the most compelling features of this property is its privileged position within Sussex Square. Residents gain exclusive access to the beautifully maintained private enclosures, offering a serene green oasis away from the hustle and bustle. The unique tunnel to the beach is a particular highlight, providing an unparalleled level of convenience for seaside strolls, morning swims, or simply enjoying the coastal air without needing to navigate public roads.

Upon entering this delightful residence, you are immediately struck by the abundance of natural light that floods the spacious interiors, creating an inviting and airy atmosphere throughout. The thoughtful layout includes a generous reception room, perfect for both relaxing and entertaining, where large windows frame picturesque views, including glimpses of the sparkling sea. This principal living space provides a versatile area for residents to personalise and enjoy.

The apartment comprises two well-proportioned bedrooms, offering comfortable and tranquil retreats. Each room benefits from the property's bright aspect, ensuring a pleasant environment. The single, elegantly appointed bathroom serves both bedrooms, featuring contemporary fixtures and fittings that complement the apartment's classic character.

Being a Grade I listed building, the property not only offers a beautiful home but also a piece of architectural heritage. The historical significance is palpable, yet the apartment maintains a comfortable and functional living space suitable for contemporary life. The sea views further enhance the appeal, providing a constant connection to the stunning coastal environment.

This apartment is ideally suited for those seeking a sophisticated coastal lifestyle, whether as a permanent residence, a luxurious weekend retreat, or a discerning investment. Its combination of historical grandeur, exclusive amenities, and breath-taking natural surroundings makes it a truly exceptional offering on the market. Early viewing is highly recommended to fully appreciate the unique charm and numerous benefits this remarkable Sussex Square property affords.







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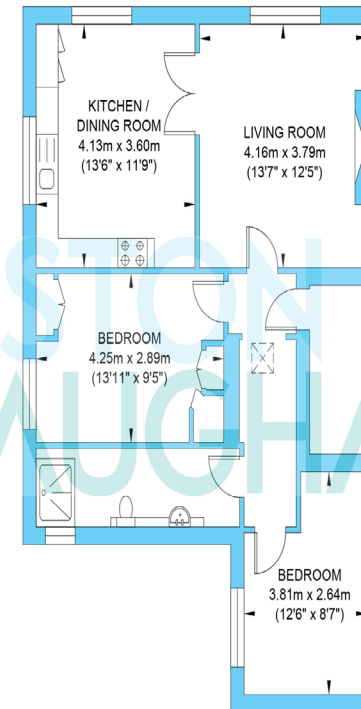
### Closest schools:

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

### Location:

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



Fifth Floor  
Approximate Floor Area  
718.38 sq ft  
(66.74 sq m)

Approximate Gross Internal Area = 66.74 sq m / 718.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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