



Sussex Square, Kemp Town, BN2  
Guide Price £270,000-£280,000

**ASTON  
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Sales and Lettings

## INTRODUCING

# Sussex Square, BN2

1 Bedrooms | 1 Bathrooms | 1 Reception Room | 382 Sq Ft

Quiet, convenient and with plentiful permit parking which has no waiting list, Sussex Square is one of the finest Regency developments within the UK- and is one of only a few in our coastal city which have private gardens for the residents which sweep to the south facing seafront. Conceived by Thams Kemp and built by Thomas Cubitt as 'Belgravia by the Sea', this exclusive address is just minutes from the historic cultural heart of the city.

Private at the back of the building, inside, the hallway is quiet and the apartment is well-planned with a discreet guest w.c tucked away. Ahead, lined with windows to bathe the space with light, the kitchen is a classic beauty, efficiently planned to deliver plenty of storage and working areas where integrated appliances include an electric hob and oven – and a butlers sink to acknowledge the history of the building.

Next door, at the foot of a few glamorous curved steps, elegant Regency entertaining springs to life in the beautiful living dining room where the ceiling rises to an impressive height, two windows bring in plenty of natural light and there is ample space in which to unwind or to share with friends – ideal as this is the perfect place for you all to meet before a day on the beach or night out in the city!

Ahead, double doors sweep open to a hushed bedroom, designed as an inviting but secluded retreat with refined decoration which you won't need to change. Discreet storage frees up floorspace and it has its own secret en-suite, large enough for a bath, where the high end finish includes a drench head shower above the bath and a warming rail for towels.







## LOCATION GUIDE

**Shops:** Local shops 3 minutes, Lanes 20-25 min walk, 7-10 by cab

**Train Station:** Brighton Station about 15 mins by bus

**Seafront or Park:** The sea is through the tunnel in the 7.5 acre gardens

### Education:

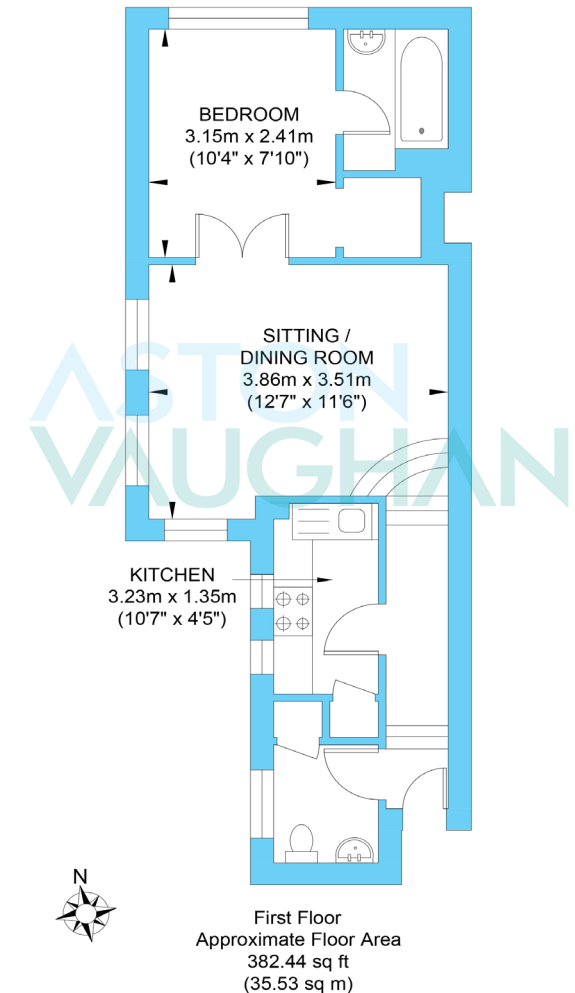
**Primary:** St Mark's CofE, Queen's Park Primary

**Secondary:** Varndean and Dorothy Stringer, Cardinal Newman RC

**Private:** Brighton College, Montessori School

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



Approximate Gross Internal Area = 35.53 sq m / 382.44 sq ft