

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

FLAT 6, 33 SUSSEX SQUARE, BRIGHTON, BN2 5AB

£695,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Nestled in one of Brighton's most sought-after addresses, this exceptionally spacious and beautifully presented two-bedroom apartment occupies the lower ground floor of a historic Regency townhouse, set amidst meticulously maintained gardens in the vibrant heart of Sussex Square, Kemp Town. This unique residence seamlessly blends classic charm with modern comforts, offering an unparalleled living experience in one of the city's most iconic locales.

The apartment boasts generously proportioned rooms, each brimming with period detailing that reflects the elegance of its Regency heritage. The wide, airy corridors are a standout feature, providing a sense of openness and flow that enhances the overall living experience. These expansive hallways are not just functional but are also thoughtfully designed to offer significant storage space, catering to practical needs while maintaining the aesthetic appeal.

A notable highlight of the property is the versatile cellar room, which has been creatively adapted to serve as a third bedroom on occasion, adding to the apartment's flexibility and functionality. The open-plan living and dining area is a fantastic space for entertaining, characterized by its generous size and seamless integration with the fully fitted kitchen. The kitchen features sleek, contemporary units and high-end appliances, making it both a stylish and practical culinary space. This bright, airy room is adorned with modern decor and extends into the first private patio garden, creating an ideal setting for outdoor dining and relaxation during the warmer months.

Shops: Local 2 min walk, city centre 20 min walk
Train Station: Brighton Station 25 min walk
Seafront or Park: Communal gardens and seafront opposite

Closest Schools:

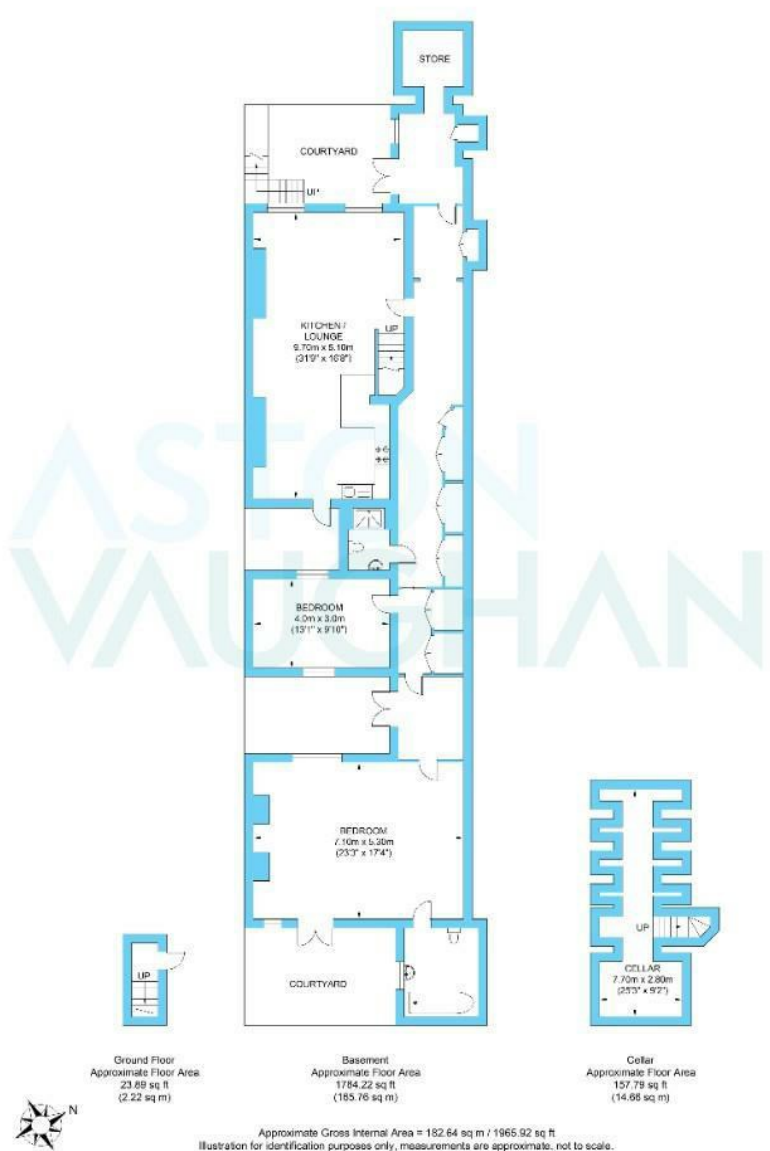
Primary: Queen's Park Primary School
Secondary: Varndean, Cardinal Newman RC
Private: Brighton College

This spacious flat is beautifully situated in a popular

area with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, and this home also offers easy access to Brighton Station which has direct and fast links to the airports and London.



Sussex Square



Council Tax Band

C

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.