



The Small House, BN2

£1,500,000

**ASTON**  
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## INTRODUCING

# The Small House, BN2

3 Bedrooms | 2-3 Bathrooms | 1 Reception Room  
1788 Sq Ft | Unique Interior | Access to Sussex Square Gardens

Entirely unique within the square, this three-storey townhouse is self-contained with its own garden and a striking contemporary interior. Sitting to the rear of the easterly wing of Sussex Square, you enter this beautiful home via Bristol Place where your own street entrance leads through to a walled garden and a pilastered front door. Externally, the house is immaculate and in keeping with the 19th Century buildings behind it, yet oversized modern windows with charcoal frames set it firmly in the current day.

Stepping inside on the ground floor, the entrance hall sweeps around the staircase to the lower level creating a generous landing area ideal as a work area or relaxation space. The principal bedroom suite is also on this floor, facing east to receive the morning sunshine. It is clearly a beautifully maintained home, where only the finest fixtures and fittings have been used to create spaces which feel both homely and luxurious. With plush carpet underfoot and charming, private views over the walled garden, this room offers a sanctuary for sleep, with a chic en suite bathroom to complete it.





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What makes this home magnificent, however, is the lower ground floor accessed by a curved staircase fanning into to an open plan living room, dining room and kitchen. The original architecture of the 19th Century building has been exposed to brick, offering two strikingly beautiful archways which define the room. To one side, the sitting room and formal dining area invite entertaining in style, while the streamlined kitchen sits to the other, where a second social space has been created at the island breakfast bar. Every appliance has been integrated, and natural light is abundant due to vast atrium skylights high above your head.

Designed by the renowned architect Edwin Lutyens, the exposed arches offer a truly unique feature to the property.

There is nothing quite like this property on the market – it's an incredible home which needs to be seen to be admired.





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Upstairs there are two further glamorous bedrooms with dual aspect windows and fine finishes, sharing the family bathroom which is again immaculate with a monochrome scheme and a shower over the bath.





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Vendor's Comments:

"This has been an incredible investment as a home and as a holiday let due to the uniqueness of the building and the location. Kemptown is a wonderful place to inhabit, and the gardens of the square are simply beautiful throughout the year – the best of the Regency seafront enclosures by far."







## LOCATION GUIDE

### Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Montessori School

### Good to Know:

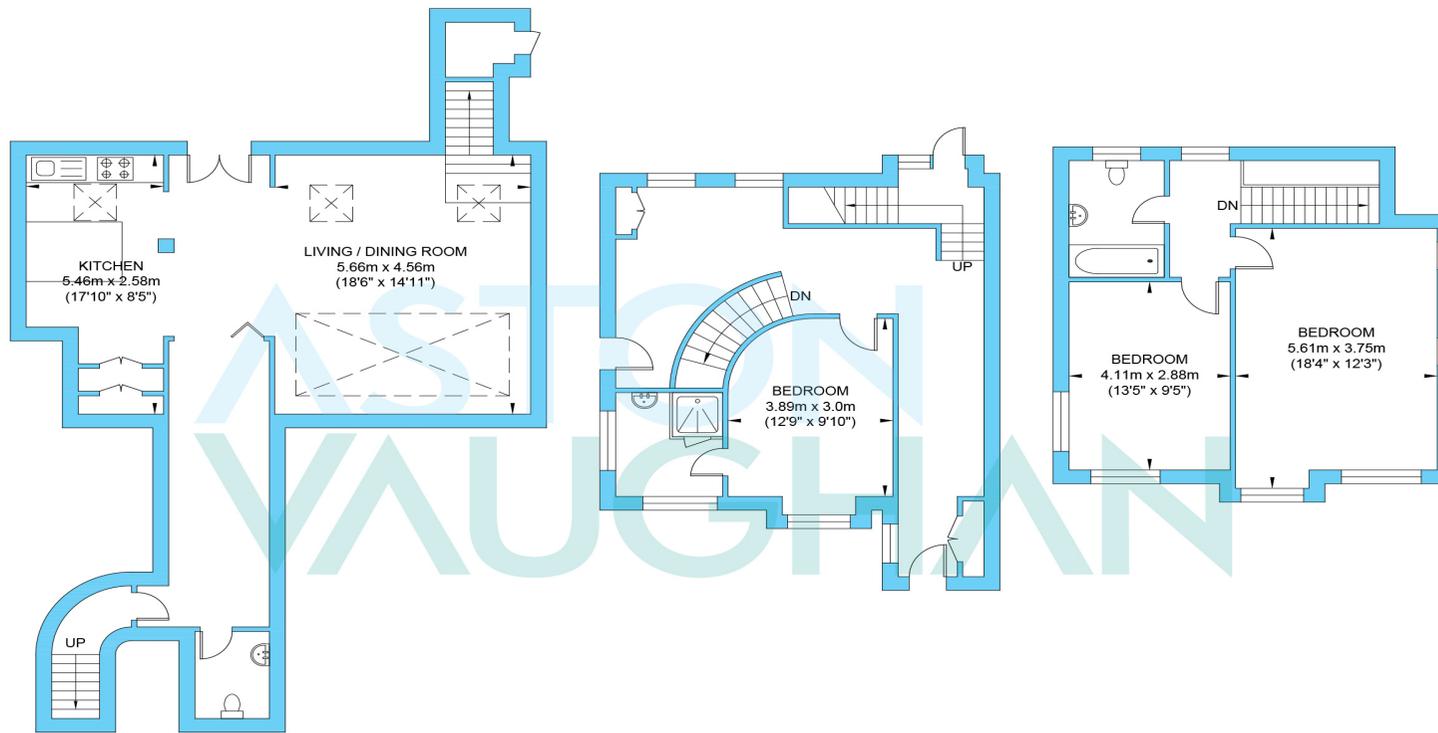
The Small House benefits from private access to the Sussex Square gardens.

Sussex Square was designed in the early 1800s by architect Thomas Cubitt, best known for his design of Eaton Square in London. Residents of this historic crescent enjoy private access to the famous Kemp Town Enclosures; seven acres of beautifully landscaped and planted gated gardens across two sites, designed in 1828 and stretching down to the seafront via a secret tunnel which inspired Lewis Carroll, who resided in the Square, to write the opening to Alice in Wonderland.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone H has no waiting list.



# Sussex Square



Basement  
Approximate Floor Area  
750.56 sq ft  
(69.73 sq m)

Ground Floor  
Approximate Floor Area  
545.40 sq ft  
(50.67 sq m)

First Floor  
Approximate Floor Area  
492.12 sq ft  
(45.72 sq m)



Approximate Gross Internal Area = 166.12 sq m / 1788.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.