



Apartment (EPC Rating: C)

4, THE LEAS 34-35 SUSSEX SQUARE, BRIGHTON, BN2 5AD

£1,900

2 Bedroom Apartment located in Brighton

Private, quiet and beautifully presented, this majestic 2 bed 'piano nobile' apartment in Kemp's exclusive Grade I masterpiece, Sussex Square opens to an iconic wrought iron balcony with views over 7.5 acres of listed gardens for residents which sweep to the sea – with a tunnel to the beach. An idyllic retreat in a prime location, inside elegant period features include elegant period features include detailed cornicing and leaded windows, whilst glorious Regency proportions blend with fabulous interior design to deliver a sophisticated coastal lifestyle.

Just 10 mins drive from Brighton Station's direct trains to Gatwick and London and about 7 by cab (or a scenic 25 min seafront stroll) from the picturesque cultural heart of the city, this property enjoys 88.0m² (947 sq. ft.) of majestic rooms in which to spread your wings.

One of the standout aspects of this property is the exclusive access to the private gardens of Sussex Square. Residents can enjoy the serene surroundings and the delightful greenery, while also benefiting from a hidden tunnel that leads directly to the beach and esplanade (now home to the newly opened 'Reading Room' café.)

The apartment is situated in an enviable location, offering a sense of community and tranquillity, while still being within reach of the bustling city centre. With its combination of historical charm and modern convenience, this property is ideal for individuals or couples looking to immerse themselves in the unique atmosphere of Brighton. Don't miss the chance to make this delightful apartment your new home.

6 Month let as the property is being marketed also For Sale. Contact us for more information.

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 Thomas Kemp and built by Thomas Cubitt as 'Belgravia by the Sea', this is a prime address just minutes from the historic cultural heart of the city.

With lift access to the first floor – known as the 'piano nobile' inside, the hallway is hushed and inviting, lined with high windows to bathe the space with light, most of which are leaded with beautiful painted glass in Art Nouveau style which also feature in other areas of the building.

Ahead, with a ceiling adorned by cornicing, a west window and French doors which soar to a breathtaking height, this elegant living room sweeps open to a glamorous balcony. With glorious views both inside and out along Regency terraces and verdant gardens to a glimmer of sea, inside there's an original marble fireplace and ample space in which to relax or to share with friends – ideal as this is the perfect place to meet before a day on the beach or night out in the city!

Offering, relaxed, one level living, there's an easy flow to the design-led kitchen where a high end finish includes streamlined, brush steel units delivering sophisticated storage, gleaming granite surfaces which look great but are also practical, steel panelling as splash backs and a choice of lighting level. Good to go, integrated appliances include a gas hob and electric oven beneath a hood, and there's access to a useful loft area overhead.

Planned for privacy, both bedrooms are generous doubles which are not overlooked - and they don't share a wall either. Light and airy, the first of the luxury bedrooms is at the front of the apartment. A restful retreat with a high ceiling and lush carpet, it's large west window has views across the leafy enclosures which change with the seasons. Privately tucked away at the back, the principal bedroom is a dream come true, quiet and comfortable with the soothing proportions only Regency properties can deliver, calm decoration and deep pile

carpet. Next door, the luxury bathroom has a sleek, spa-like finish complete with Brazilian slate tiling, a deep bathtub with a shower above it and Philippe Starck fittings.

Vendor's Comments:

"The square is beautiful and it's hard to beat this historic setting by the sea. There is a great balance between being sociable in the gardens but also being able to entertain on the sunny balcony. We love the spacious, easy flow of the apartment with its gracious proportions and unique historic features – and it is always light and inviting. It would suit professionals who work in the city or investors as local schools are good, it is only an 8 minute walk to the County Hospital with major employers, the station to Gatwick and London and the cultural heart of the city within a 10 minute radius by bus or cab. Local amenities include Kemp Town Village High Street with its shops, galleries and cafes serving local produce, and The Reading Room café and restaurant which is accessed through the tunnel connecting our private South Gardens to the seafront. Countryside walks on the South Downs are also conveniently on the doorstep."

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:

Village shops and high street few mins walk

Brighton College 11 min walk, 3 by car

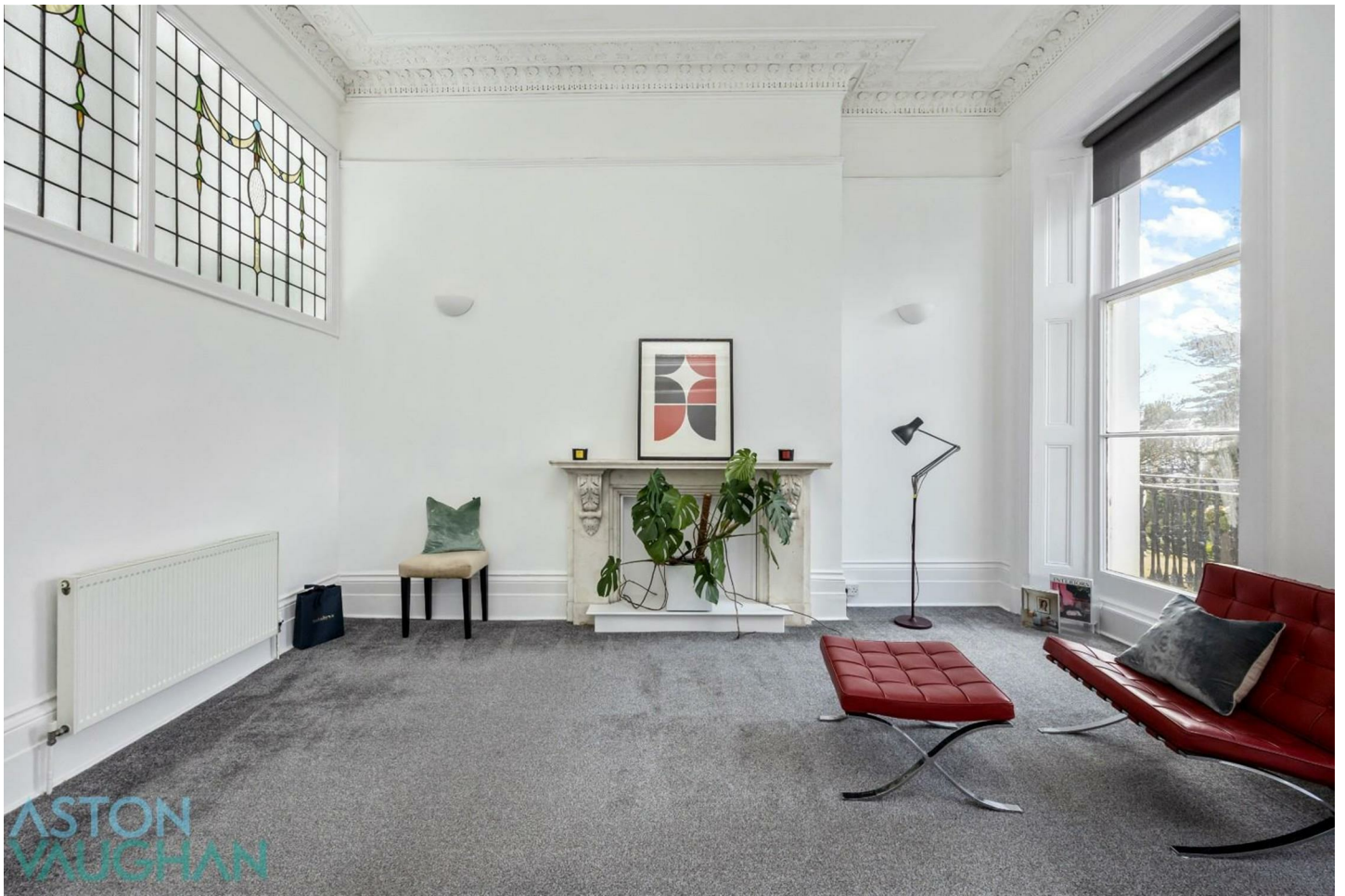
County Hospital 8 mins walk 3 by car

Sea 1 mins walk

Station 15-20 mins bus, 7-10 by cab

Property description

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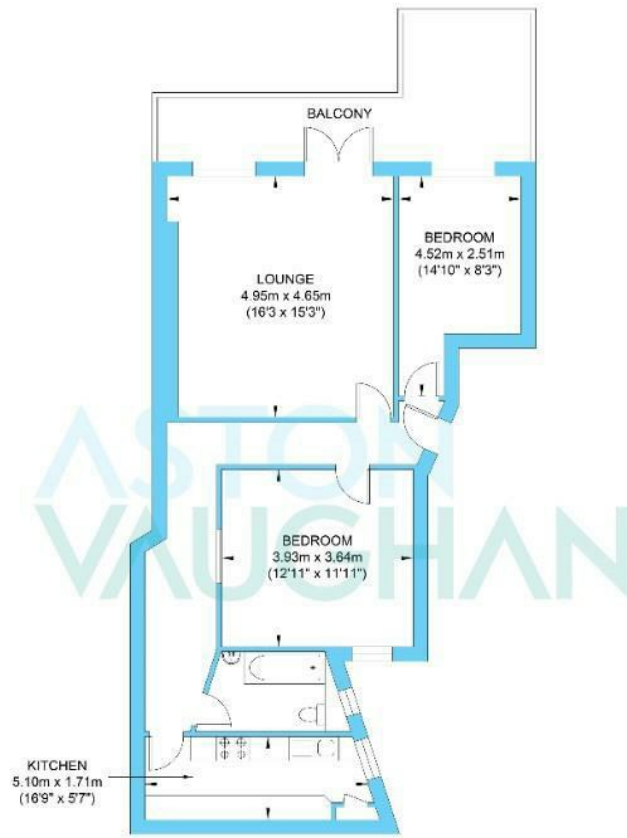
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Sussex Square



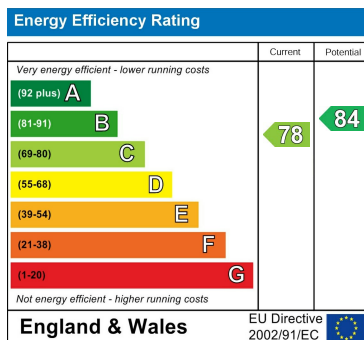
Approximate Floor Area
947.0 sq ft
(88.0 sq m)

Approx. Gross Internal Floor Area = 88.0 sq m / 947.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



Call us on

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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.