

Apartment (EPC Rating: C)

FLAT 2, 32 SUSSEX SQUARE, BRIGHTON, BN2 5AB

£2,200

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Private, quiet and beautifully presented, this majestic 2 bedroom apartment in Kemp's exclusive Grade I masterpiece, Sussex Square. An idyllic retreat in a prime location, inside elegant period features include elegant period features include detailed cornicing and high ceilings, 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.

Down the main entrance hall, you are greeted by a magnificent living room adorned with beautiful wooden flooring and a stunning chandelier, creating an inviting atmosphere for both entertaining and everyday living. The room's expansive dimensions allow for versatile furniture arrangements, making it an ideal space for gatherings with family and friends. This space leads out to a stunning conservatory which opens to your very own peaceful rear garden, filled with trees and wildlife. This space is perfect for gardening enthusiasts or simply for enjoying a quiet moment in nature.

The apartment also boasts a newly fitted kitchen, designed to meet modern standards while providing ample space for culinary creativity. The kitchen is well-equipped, ensuring that meal preparation is both enjoyable and efficient.

There are two large double bedrooms, both perfect beautifully fitted for either individuals or a couple to then have a spacious office or childrens room.

With its prime location in Brighton, you will find yourself within easy reach of local amenities, shops, and the vibrant seaside. This unfurnished flat presents a wonderful opportunity for those looking to make their mark and create a home tailored to their tastes.

Property description

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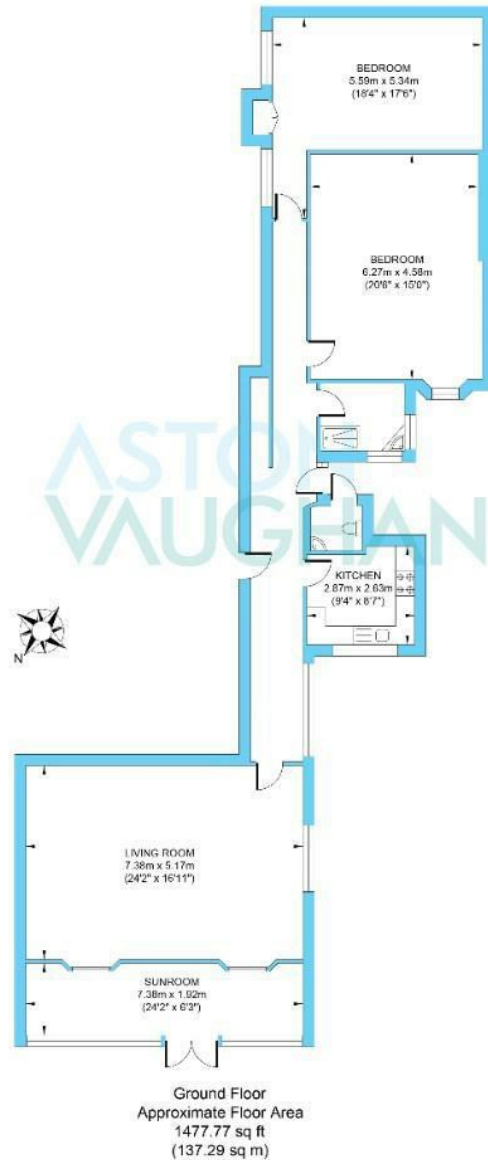
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Sussex Square

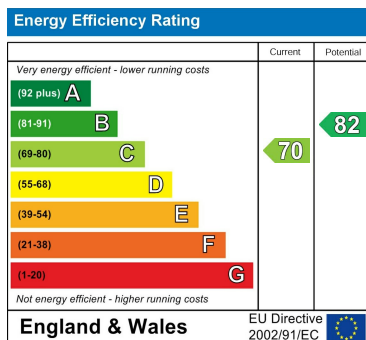


Approximate Gross Internal Area = 137.29 sq m / 1477.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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www.astonvaughan.co.uk

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.