



Sussex Square, BN2
Offers in Excess of £400,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Sussex Square, BN2

1 Bedrooms | 1 Bathroom | 1 Reception Room | 1205 Sq Ft |
Courtyard garden

Formed within the lower ground floor of Princes Mansions on the upper section of the square, this apartment has retained the original flagstones lining the beautiful entrance hall as you step foot through the front door. Panelled walls in heritage tones below the dado rail complement the stone hues perfectly, continuing onto the architraves and internal doors.

Both bedrooms sit peacefully to this side of the apartment, away from the main living space. To the right, the principal bedroom sits below a curved, vaulted ceiling to create a beautiful domed shape to the room. Bespoke wardrobes have been created either side of the door and a whimsical scene of Regency theatre is displayed within the Cole & Son Cabaret wallpaper on the rear wall. This is a magical room with ample space for a king size bed and side tables without compromising on space. Bedroom two is also a unique shape with a dressing area and built in wardrobes.

Brilliantly designed for the space, the kitchen offers a wealth of storage in navy cabinetry paired with solid oak worktops and a Terrazzo floor. While many appliances are integrated, the washing machine and tumble dryer have a utility space below the curved wall and may be available by separate negotiation.

The living room offers a large space with homely furnishings and formal dining alongside two tall sash windows opening to the courtyard. New oak parquet flooring feels warm and stylish while Andrew Martin's Library Books wallpaper feels in keeping with the era of the building. This sits in the alcoves around a grand fireplace which is for decoration only.

A door panel opens below the sash which, when lifted, provides easy access to the courtyard. While this is a covered space, it is a sweet summer extension of the home. Naturally light and spacious, which can also be decorated to form an attractive backdrop to the living room.

Set off the living room, the bathroom is another carefully designed space with a modern take on a period scheme. Traditional fittings and tiles have been used alongside a freestanding Victorian bath, while the walls have been left in rough plaster.





LOCATION GUIDE

Vendor's Comments:

"It has been a real pleasure renovating this apartment and making the space my own. It has so many unique qualities and such charm, I wanted to retain as much character and history as possible. While it is a city centre flat, it is also really peaceful as it is lower ground floor, yet you have the vibrant community of Kemptown on your doorstep too. With Sussex Square Gardens and the beach on your doorstep for outside space, you also don't miss having a proper garden. It is going to be a wrench to leave."

Education:

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

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

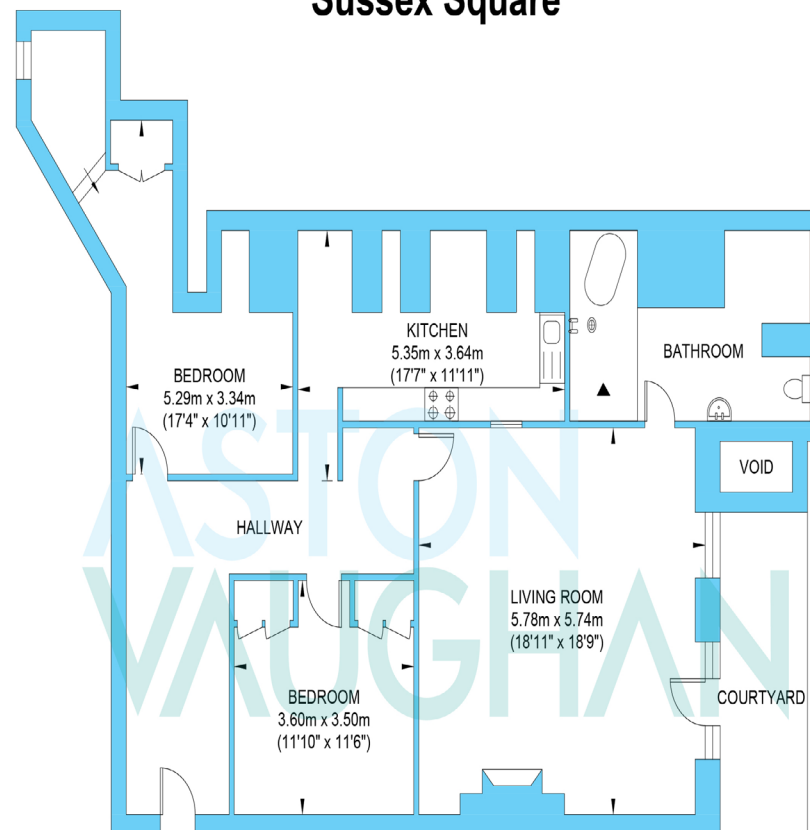
Private: Brighton College, Montessori School

Good to Know:

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. While sea swimming is in favour in the city, you can also opt to use the newly opened Sea Lanes heated outdoor pool which is just a short walk from Sussex Square. Soho House Brighton Beach is also within walking distance for members.

Sussex Square



Ground Floor
Approximate Floor Area
1205.55 sq ft
(112.0 sq m)

Approximate Gross Internal Area = 112.00 sq m / 1205.55 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.