



5-6 SUSSEX SQUARE BRIGHTON, BN2 1FJ

SHARE OF FREEHOLD

Nestled in the prestigious Sussex Square, this splendid top-floor apartment offers a unique opportunity to reside in a stunning Grade I listed Regency building. With two well-proportioned bedrooms and a beautifully presented reception room, and with both a modern kitchen and bathroom, this property is perfect for someone to move straight in. The stand out feature of this apartment is the gorgeous roof terrace, providing a delightful sun trap just moments away from the seafront. The apartment combines a tasteful blend of modern living within a historic setting.

This wonderful Sussex Square residence, noted for its famous Regency architecture, is well-maintained and managed and a rarity to the property market offering the perfect balance of sophistication and convenience in one of Brighton's most desirable locations.

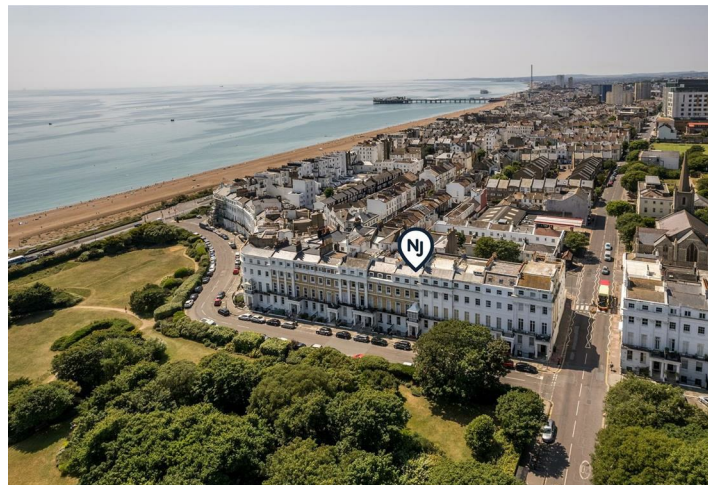
Dating back to the 1800s, residents of prestigious Sussex Square have had private access to 7.5 acres of enclosed landscaped gardens that drift down towards the sea, with their own secret tunnel (loved by former resident Lewis Carroll) that runs beneath Marine Parade directly onto the seafront, and marina.

Ideally situated within walking distance of the vibrant shops, bars and cafes of both eclectic Kemp Town and cosmopolitan Brighton Marina, central Brighton is also within easy reach. Royal Sussex County Hospital and Brighton College are also both very close.

Additionally, this property comes with a share of the freehold and sold with no chain.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Flat 16, 5/6 Sussex Square

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft

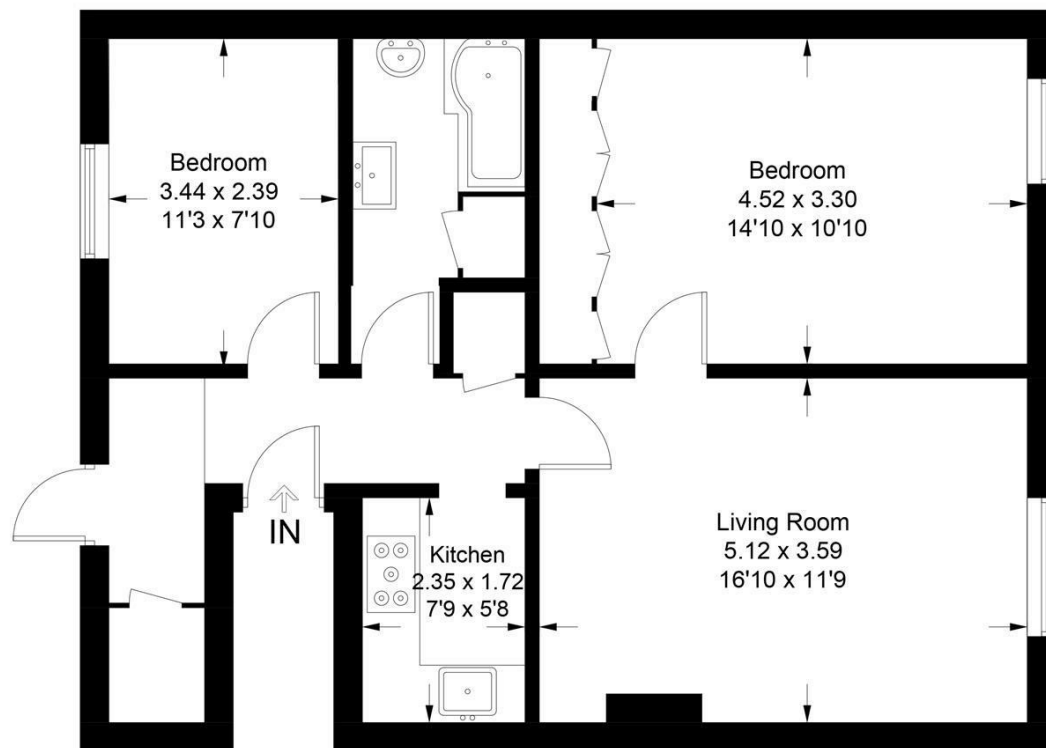


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215252)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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