



*Sussex Square*

BN2 5AA

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# A Regency Garden Apartment with Modern Poise

Sussex Square has long been regarded as one of Brighton's most coveted addresses, its sweeping Regency architecture conceived by Thomas Kemp in the early 1800s. Kemp himself once lived in this very building, and today the square continues to exude grandeur, with its private residents' gardens and direct access to the sea.

Tucked discreetly behind wrought iron railings, the private entrance to this garden apartment is approached via elegant steps that lead down to a wide, south-facing courtyard. Bathed in light, it feels like an extension of the living space - a place to enjoy morning coffee or a glass of wine at the end of the day.

Inside, the apartment tells a story of considered renovation. Rebuilt and reimagined just over a decade ago, it marries period charm with a clean, contemporary aesthetic. The wide hallway immediately creates a sense of arrival, its scale generous enough to host a dining area, setting the tone for entertaining.

At the front, the living room and kitchen soak up southern light through tall sash windows, with sunshine drifting across engineered wood floors from dawn until dusk. The living room is both refined and relaxed, while the adjoining kitchen offers sleek lines, integrated appliances and granite worktops - designed as much for style as practicality.

The two bedrooms, each with their own en-suite, bring a boutique-hotel sensibility to the home. Both open directly onto a private courtyard garden, a hidden sanctuary that feels worlds away from the bustle of the city. Thoughtfully designed fitted wardrobes, soft finishes and French or bi-fold doors complete the sense of quiet luxury.

At the opposite end of the apartment, a glazed study makes the perfect home office - a calm, light-filled retreat, offering complete privacy and seclusion.

Living here also comes with the privilege of exclusive use of the Kemptown Enclosures, an exquisite maintained private garden which is reserved for residents alone. With winding paths, mature planting and a secret tunnel that leads directly to the seafront, they are part of what makes Sussex Square such a treasured address.

 **Guide Price** £625,000

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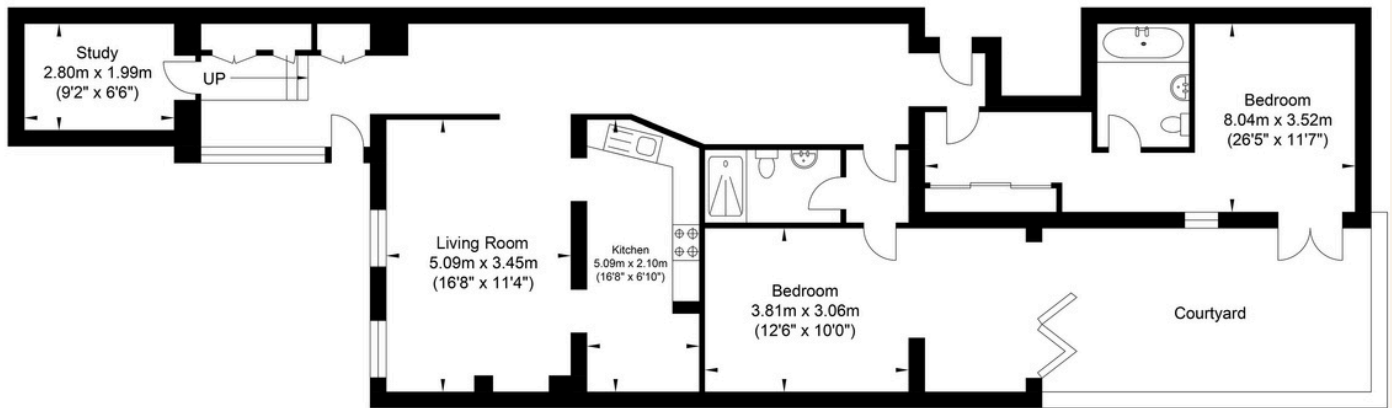


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TOTAL FLOOR AREA:  
1246 sq. ft. (115.75 sq. m.) approx

## Sussex Square, Brighton



Lower Ground Floor  
Approximate Floor Area  
1246 sq ft  
(115.75 sq m)



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