



Sussex Square Brighton

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Situated in one of Brighton's most prestigious addresses, this wonderful Grade I listed two double bedroom apartment on Sussex Square perfectly captures the elegance and charm of Regency architecture.

The property forms part of a magnificent terrace renowned for its historical and literary significance, proudly displaying a plaque marking the stay of Lewis Carroll, author of Alice in Wonderland.

Beautifully presented, the apartment retains an abundance of original period features that have been thoughtfully preserved. The spacious lounge is a highlight, featuring an exquisite original ceiling rose and an elegant fireplace that has been sensitively adapted to incorporate gas coals within the original grate, with the chimney fully lined. Throughout the home, the original doors, architraves, and ornate ceiling cornicing remain intact, while the sash windows sit within their original frames, flooding the interiors with natural light and enhancing the property's sense of grandeur.

Modern comfort sits harmoniously alongside these period details, with a new boiler fitted just two years ago ensuring efficient heating throughout. Both bedrooms are generous doubles, offering refined and comfortable living space that complements the apartment's timeless character.

Residents of Sussex Square enjoy exclusive access to the private Kemp Town Enclosures, a beautifully maintained Grade II listed garden spanning approximately six hectares. These historic gardens feature wooded areas, vibrant flower beds, and open lawns with seating areas, providing a tranquil retreat in the heart of the city. A remarkable feature of the Enclosures is the historic tunnel leading directly from the gardens to the Esplanade and Black Rock Beach, offering unique private access to the seafront. The annual cost for residents' access is currently £110 per flat. Recently, the Enclosures celebrated their bicentennial, marking over 200 years of Brighton's most iconic private gardens.

Perfectly positioned within Kemp Town, this apartment combines heritage and sophistication with easy access to Brighton's seafront, city centre, and Marina. Surrounded by charming cafés, independent shops, and excellent transport links, it offers a rare opportunity to own a truly exceptional home in one of Brighton's most sought-after locations.

➡ *Guide Price £425,000 - £450,000*







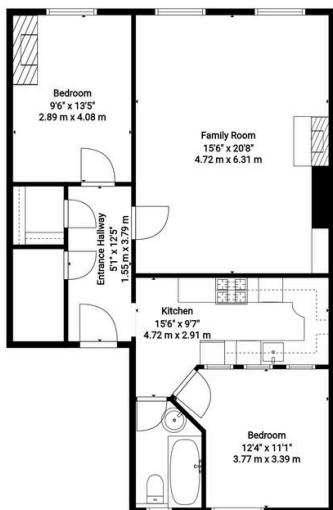


TOTAL FLOOR AREA:

868 sqft / 81 sqm

11B SUSSEX SQUARE

Brighton BN2 5AA



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Total Internal Area = 868 sq ft / 81 sq m
For identification only - not to scale



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