



# *Sussex Square* Brighton

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**Moments from the sea in one of Britain's most significant Regency garden squares, this spacious two-bedroom lower-ground floor apartment forms part of Thomas Kemp's Grade I-listed Sussex Square.**

Surrounded by acres of private residents' gardens, it features a historic tunnel with direct access to the beach.

The apartment blends elegant Regency proportions with modern comfort and a practical layout. A private entrance adds independence, while a south-facing courtyard offers a peaceful spot for outdoor relaxation or dining.

Inside, a welcoming entrance hall with storage leads to a generous living/dining room flooded with natural light, perfect for everyday living and entertaining. A separate, well-equipped kitchen sits conveniently nearby.

To the rear, both bedrooms are peaceful doubles. The principal bedroom provides excellent space and built-in storage, while the second bedroom is particularly generous and includes a modern en-suite shower room. A separate family bathroom adds flexibility.

The building's exterior and communal areas have been beautifully refurbished to a high standard, earning recognition from the Heritage Trust. Residents enjoy exclusive use of the immaculate gardens and the unique tunnel to the seafront.

This substantial Regency apartment delivers privacy, space, and an exceptional coastal lifestyle in one of Brighton's most prestigious locations, ideal as a main home or luxurious pied-à-terre.

► **Guide Price £525,000 - £550,000**

2



1



2



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## TOTAL FLOOR AREA:

1123 sq. ft. (104 sq. m.) approx

Sussex Square, Brighton  
Approximately 104 sqm (1123 sqft)

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The floor plan illustrates the layout of the Lower Ground Floor. It includes an entrance hall (2.66 x 2.22), a living/dining room (5.76 x 5.17), a kitchen (2.92 x 2.79), a hallway, two bedrooms (Bed 1: 4.38 x 4.47, Bed 2: 6.05 x 2.57), a bathroom, and a separate WC. The plan also shows a staircase (STR) leading up.

**LOWER GROUND FLOOR**

**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

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