Apartment (EPC Rating: D)

FLAT 3, 18 SUSSEX SQUARE, BRIGHTON, BN2 5AA

£2,200

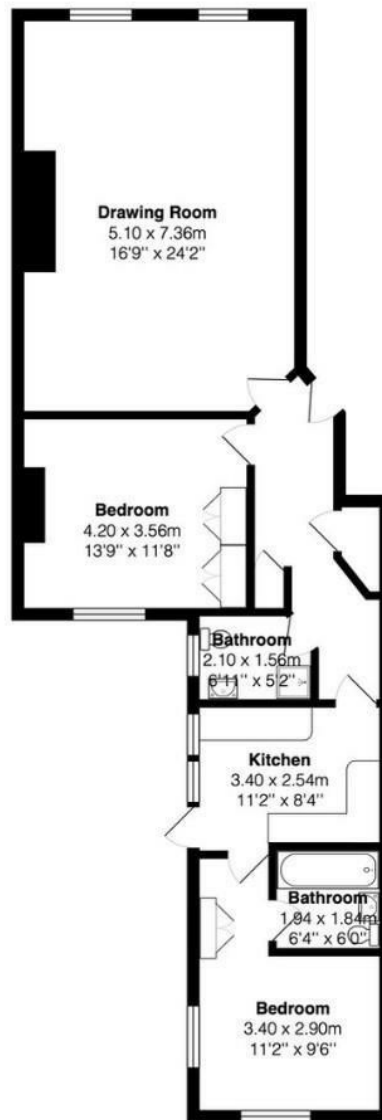🛏 1　🛁 1　🛋 2　☰ D

2 Bedroom Apartment located in Brighton

Located in the prestigious Sussex Square, Brighton, this exquisite ground floor apartment offers a unique blend of luxury and comfort. Spanning an impressive 1,015 square feet, this high-end Regency flat, built in 1822, boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal home for professionals or a small family.

Upon entering, you will be greeted by the grandeur of high ceilings that enhance the sense of space and light throughout the property. The reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The apartment comes fully furnished, ensuring a seamless move-in experience.

One of the standout features of this property is the private patio, offering a tranquil outdoor space to enjoy the fresh air and sunshine. Additionally, residents have access to the renowned Sussex Square gardens, a beautiful and serene setting that adds to the charm of this remarkable location.

This apartment not only provides a luxurious living experience but also places you in the heart of Brighton, with its vibrant culture, stunning seafront, and a variety of shops and restaurants just a stone's throw away. This is a rare opportunity to reside in a property that combines historical elegance with modern convenience. Don't miss your chance to make this splendid flat your new home.
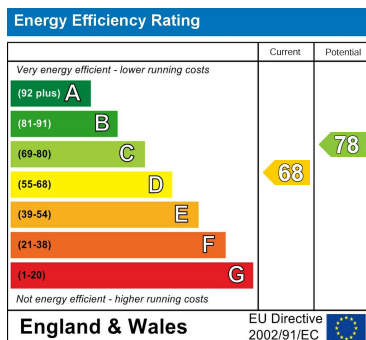
Drawing Room
5.10 x 7.36m
16'9'' x 24'2''

Bedroom
4.20 x 3.56m
13'9'' x 11'8''

Bathroom
2.10 x 1.56m
6'11'' x 5'2''

Kitchen
3.40 x 2.54m
11'2'' x 8'4''

Bathroom
1.94 x 1.84m
6'4'' x 6'0''

Bedroom
3.40 x 2.90m
11'2'' x 9'6''

Ground Floor
Area: 93.4 m² ... 1005 ft²

Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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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 are advised to recheck the measurements.

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