

# Paul Bott & Co



- Large Two Bedroom Apartment
- Grade I Listed Building
- Share Of Freehold
- Beautiful Communal Spaces

## Flat 4, 42 Sussex Square, Brighton, BN2 1GE

Offers In Excess Of £450,000

A fantastic, Grade I listed, two-bedroom apartment in the heart of Sussex Square. With fantastic views towards the seafront, this property boasts large living spaces, two well-proportioned bedrooms and the all-important access to the gorgeous private gardens.



## Property Description

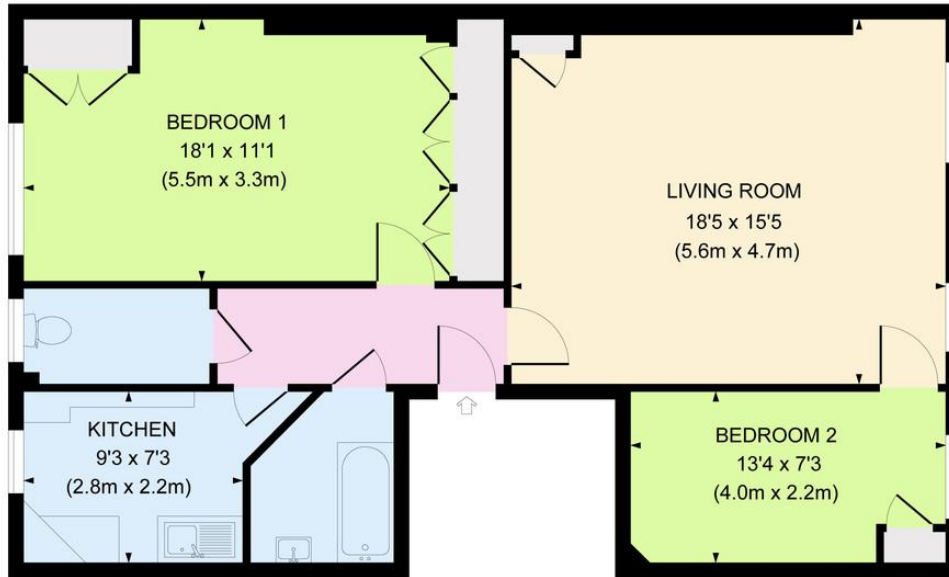
Entering the building you are met by a magnificent common way leading up through the building, which has been well maintained throughout the years. The apartment is located on the Third Floor, with entrance into a well sized hall space, giving access to all rooms. To the rear of the apartment, a good size kitchen offers wonderful views across East Brighton Golf Club, as well as the Marina and along the Cliffs of Roedean. A large, master bedroom, can be found, with an abundance of excellent storage options throughout and the same beautiful views across the seafront heading East, perfect for the morning sun coming in. To the front of the property, a large, bright living room, with equal space for relaxing and dining, with gorgeous views across the gardens below, down to Kemptown Seafront. The second bedroom links off the lounge, which is a well-proportioned double, with the same views across the grounds below. The property also benefits from a bathroom, with separate W/C, a very large private storage cupboard located off the communal stairs, as well as access to the outstanding private enclosures, perfect for relaxing, with it's secret tunnel through to the beach at Dukes Mound.







Approximate Gross Internal Area  
824 sq ft / 76.5 sq m



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This plan for layout guidance only . Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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