



Flat 3, 45 Sussex Square | | Brighton | BN2 1GE





Flat 3, 45 Sussex Square | | Brighton | BN2 1GE

£375,000

*** £375,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS SECOND-FLOOR ONE DOUBLE BEDROOM APARTMENT.

LOCATED IN THE DESIRABLE AREA, SUSSEX SQUARE, THE PROPERTY BOASTS A 18'1 X 15'1 WESTERLY ASPECT LIVING ROOM WITH SEA VIEWS, A MODERN KITCHEN / DINING ROOM WITH VIEWS, 14'9 X 12'7 DOUBLE BEDROOM WITH STAIRS UP TO AN EN-SUITE BATHROOM, A LARGE HALLWAY WITH A SEPARATE W.C.

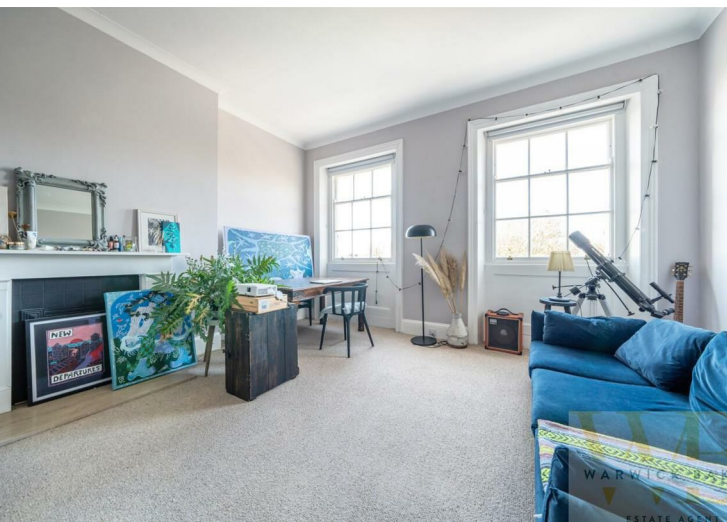
- SUSSEX SQUARE, KEMP TOWN
- MODERN KITCHEN DINING ROOM
- WALKING DISTANCE TO THE BEACH
- SECOND FLOOR APARTMENT
- 14'9 X 12'7 DOUBLE BEDROOM
- NO ONWARD CHAIN - CALL NOW TO VIEW 01273 461144
- 18'1 X 15'1 WESTERLY ASPECT LIVING ROOM
- EN-SUITE BATHROOM, SEPERATE W.C
- SEA VIEWS
- ACCESS TO ENCLOSED LANDSCAPED GARDENS

LEASEHOLD / OUTGOINGS

Lease until Sept 2107 - 90 YEARS
REMAINING

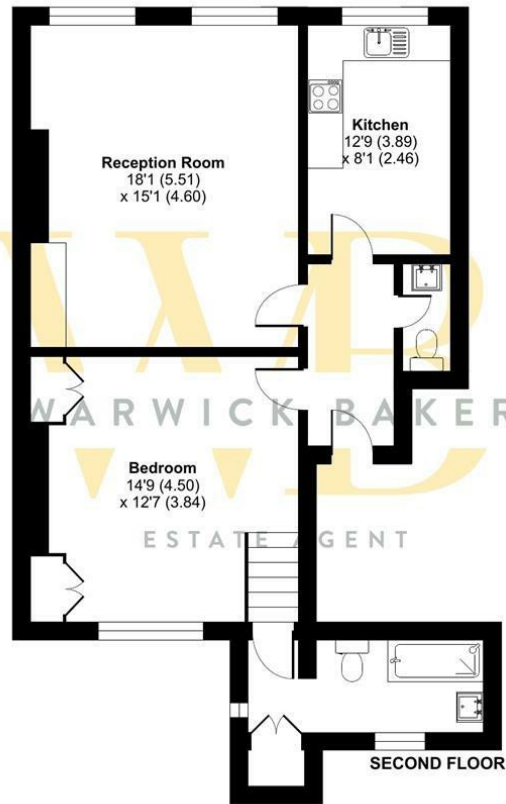
GROUND RENT & MAINTENANCE

- £969.73 - twice per year

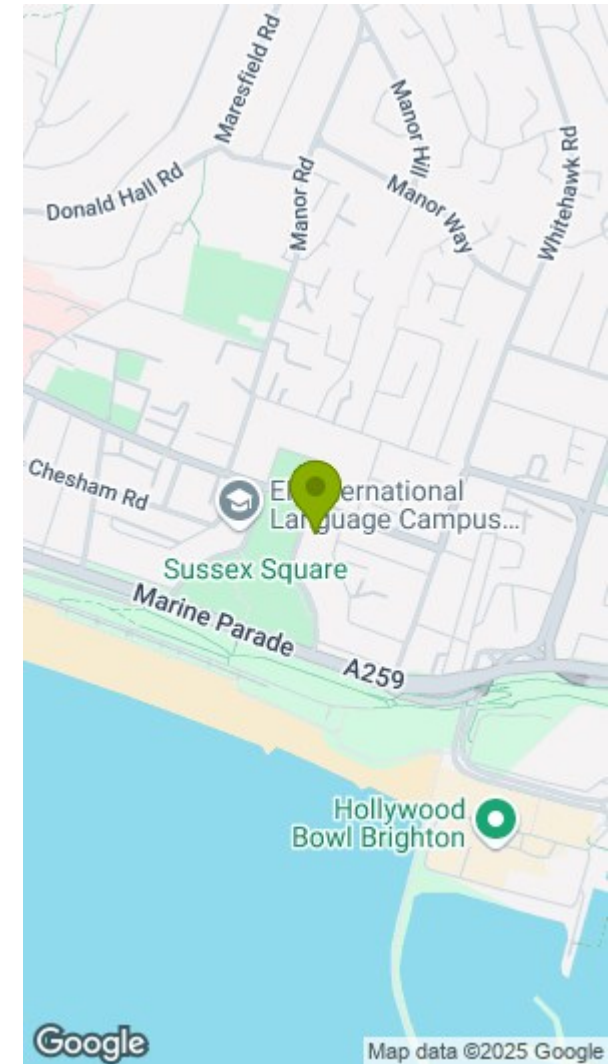


Sussex Square, Brighton, BN2

Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1216425



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	66	76
			England & Wales
			EU Directive 2002/91/EC