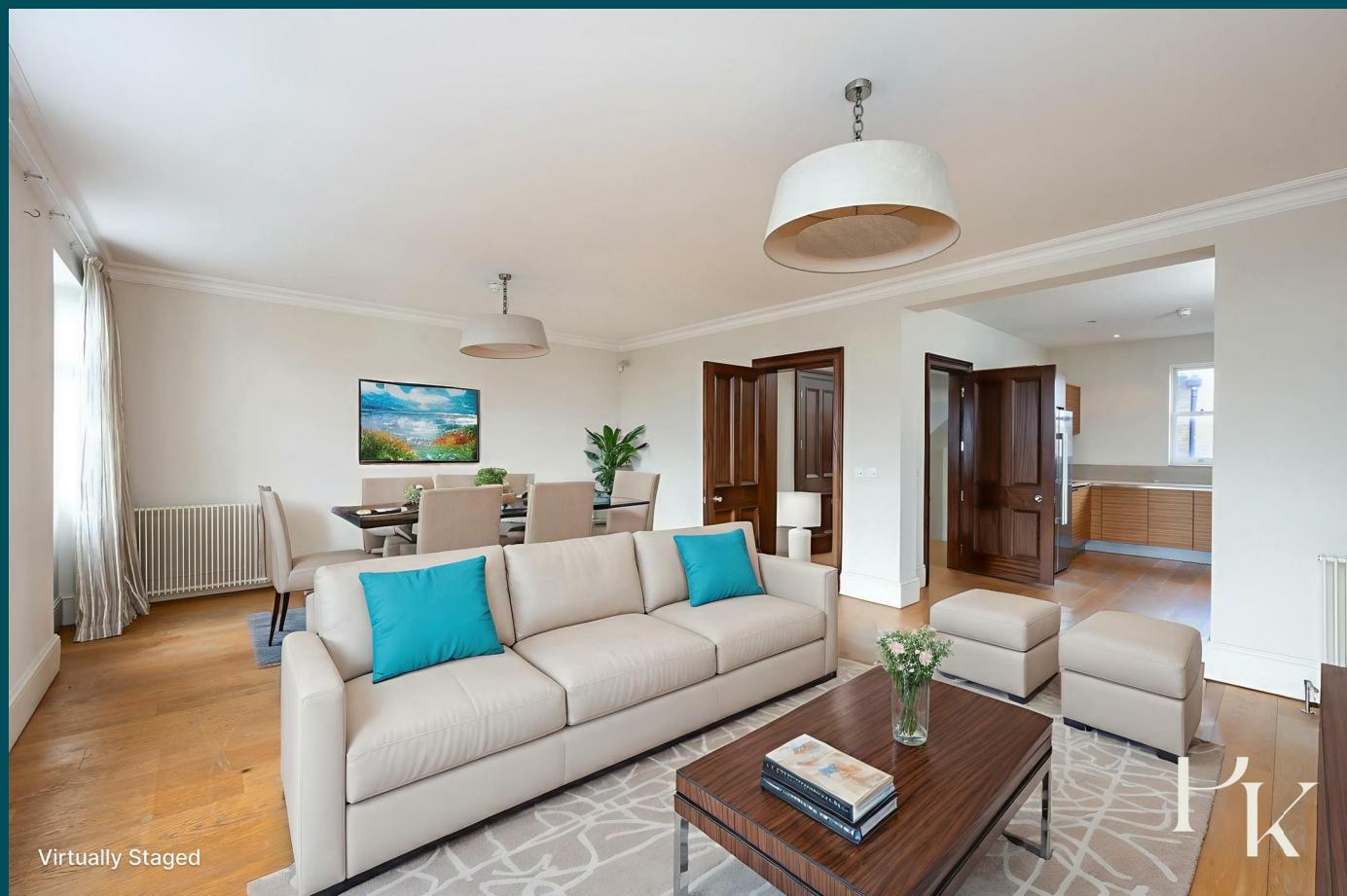




Flat 5, 22 Sussex Square  
Brighton, BN2 5AA



# Flat 5, 22 Sussex Square

Brighton, BN2 5AA

Guide price £1,100,000-£1,200,000

Set within the prestigious Sussex Square, this spacious third-floor apartment combines elegant proportions with a light and airy feel, thoughtfully designed for both comfort and contemporary living, close to a host of amenities and Brighton beach.

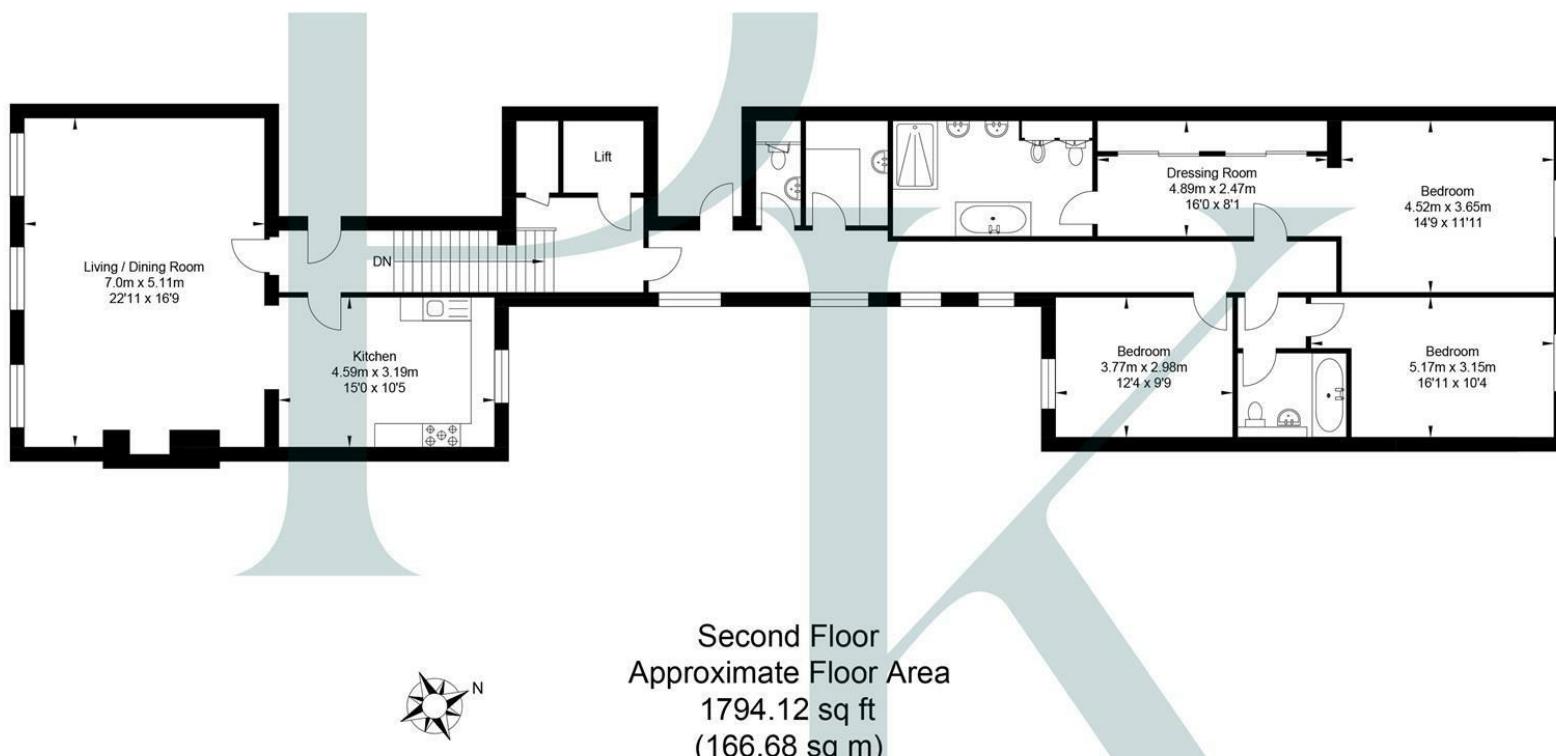
Reached via well-kept communal areas and a passenger lift which provides direct access to the flat, the beautifully finished accommodation extends to approximately 1,794 sq. ft. The impressive living and dining room, with its high ceilings, large windows and wooden flooring throughout, creates an inviting space for both entertaining and relaxation. The kitchen is fitted with wooden cabinetry and integrated appliances and a convenient utility room, offers a seamless blend of practicality and timeless style.

The apartment provides three generously sized bedrooms, including a principal suite with a striking mirrored dressing room. This leads to an expansive en-suite bathroom featuring a stand-alone bath and large walk-in shower and double basins, finished with elegant neutral tiling. A further contemporary shower room ensures additional convenience.

Occupying an enviable position within one of Brighton's most desirable garden squares, residents enjoy exclusive access to the private Kemp Town Enclosures, with acres of beautifully maintained gardens and a tunnel to the beach. Just moments from Brighton Beach and the vibrant heart of Kemp Town, with its cafés, bars, and independent shops, this home offers the perfect balance of coastal charm and city living. Families will also appreciate the property's proximity to the well-esteemed Brighton College.



## Sussex Square



Approximate Gross Internal Area = 166.68 sq m / 1794.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson Keehan