



Flat 2, 16 Sussex Square, Brighton

Offers Over £600,000

**MANSELL
McTAGGART**
Trusted since 1947

Flat 2

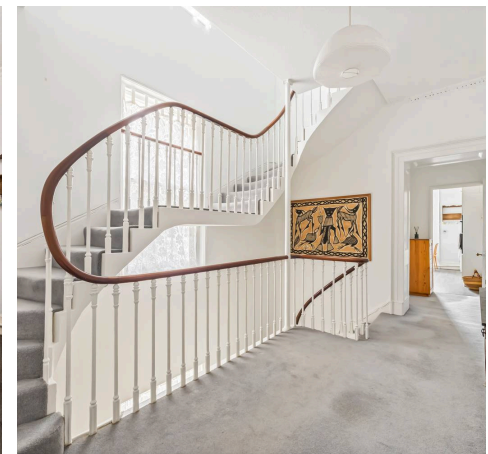
16 Sussex Square, Brighton

Occupying a distinguished position within the iconic Regency crescent of Sussex Square in Brighton's sought-after Kemp Town, this truly unique three bedroom duplex apartment offers an exceptional opportunity to acquire a residence of historical significance and remarkable potential.

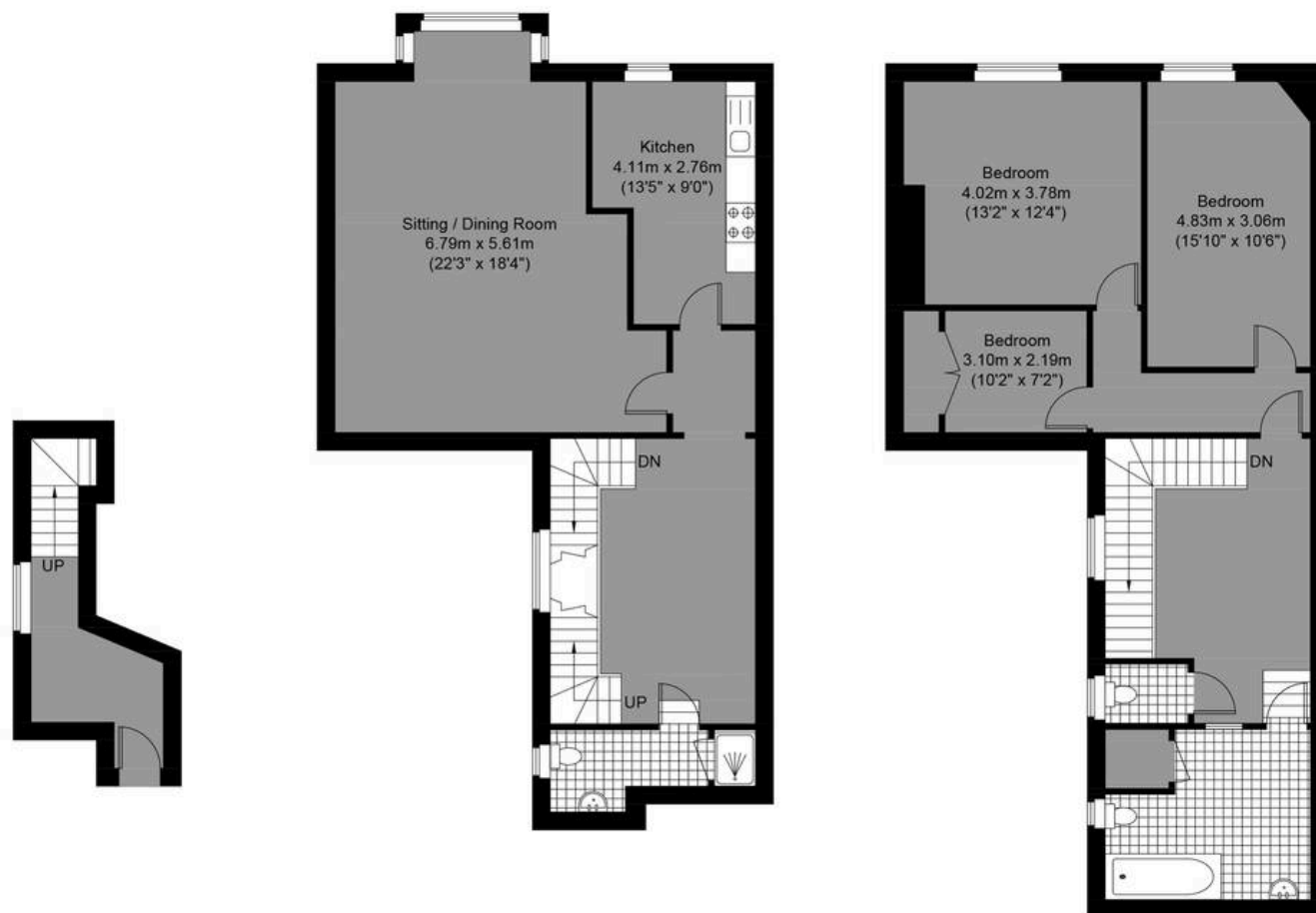
Council Tax band: C

Tenure: Share of Freehold

- A truly unique three bedroom duplex apartment
- Offered to market with no onward chain and a share of the freehold
- Residents of Sussex Square have use of stunning private gardens spanning over five acres – there is also a passage that leads directly to the seafront
- Exclusive to Mansell McTaggart
- Perfectly situated for everything Brighton and Hove has to offer, including excellent schools, transport links and eateries
- Elegant communal entrance hall leading to the apartment
- Sussex Square in Brighton's Kemp Town was built in the 1820s as a grand Regency development by Thomas Read Kemp, designed by Charles Busby and constructed by Thomas Cubitt.
- Set across three floors with the large living room, kitchen and shower room on the first floor, the three bedrooms and family bathroom on the second floor
- Entrance hall with ample storage and separate vast storage cupboard on the lower floor, stairs lead up to the first floor
- Rich history, character features throughout and enormous future potential for tasteful modernisation



Approximate Gross Internal Area= 140.12 sq m / 1508.23 sq ft



Sussex Square

Lower First Floor
Approximate Floor Area
71.15 sq ft (6.61 sq m)



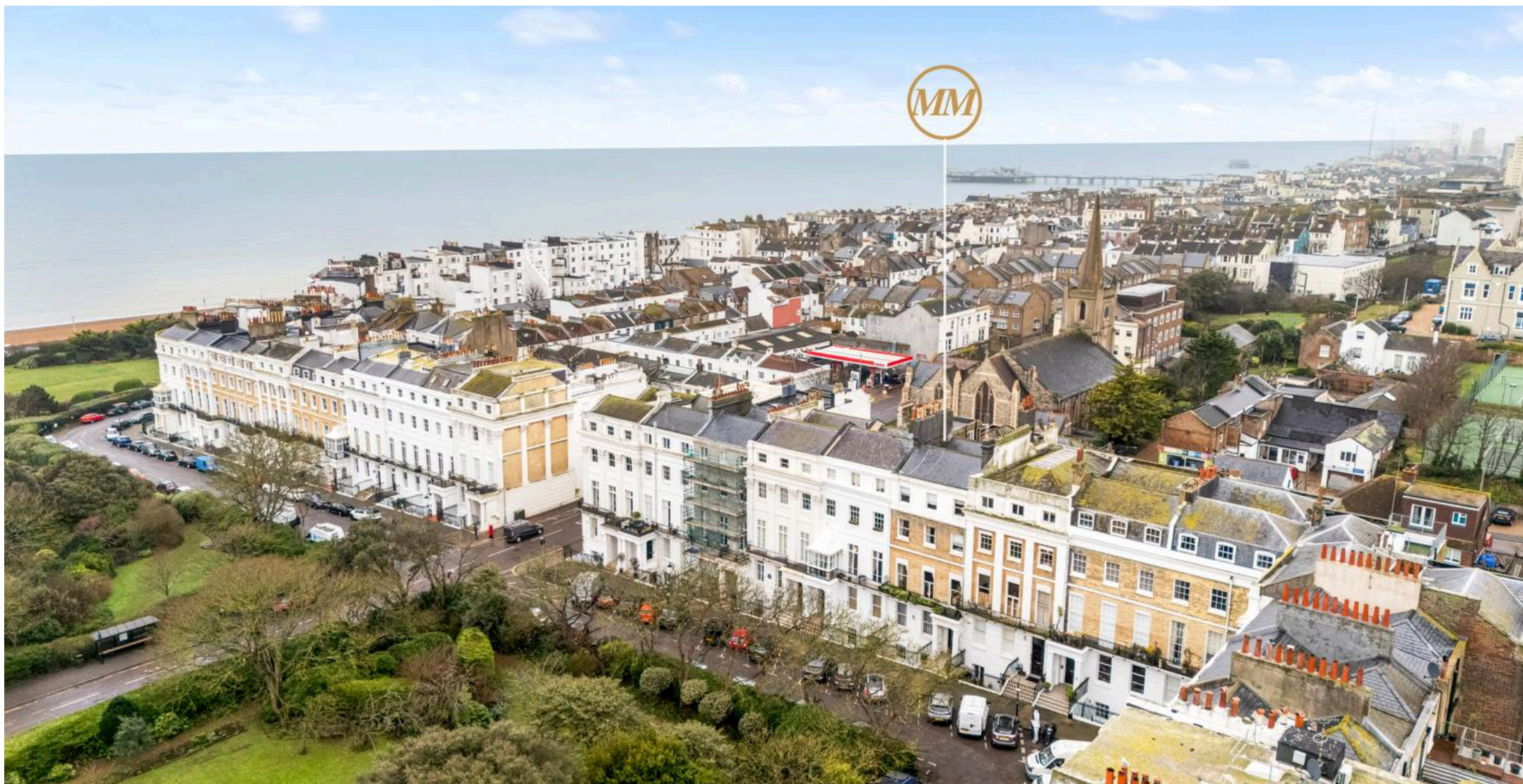
First Floor
Approximate Floor Area
702.12 sq ft (65.23 sq m)

Second Floor
Approximate Floor Area
734.96 sq ft (68.28 sq m)

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Illustration for identification purposes only, measurements are approximate, not to scale.

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