



31 Sussex Square  
Brighton BN2 5AB

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& CO.



# 31 Sussex Square

Brighton, BN2 5AB

**£1,000 Per month**

This one bedroom apartment is positioned in the highly sought after Sussex Square, one of Brighton's most prestigious Squares.

The occupier is allowed access into the stunning Sussex Square and Lewes Crescent Gardens offering roughly 7 acres of private gated land and a tunnel leading directly to the sea front.

Located on the second floor of this stunning period building, the flat is situated at the rear with far reaching rooftop views across Brighton towards the Sussex downs.

Accommodation comprises one double bedroom, good sized living room, separate kitchen with space for dining table and bathroom.

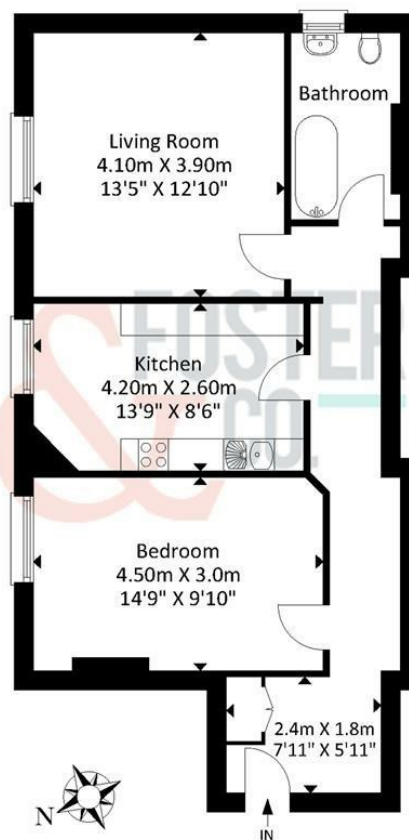
- One bedroom flat
- Sought after location
- Sussex Square gardens
- Second Floor
- Separate kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



## Sussex Square, Brighton



Approximate Floor Area  
645.80 sq ft  
(60.0 sq m)

Approximate Gross Internal Area = 60.0 sq m / 645.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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