

THE MODERN HOUSE



Brighton, East Sussex
Sold

Sussex Square II

This exquisite three-bedroom apartment is located on the piano nobile of a beautiful Grade-I listed townhouse on Sussex Square in Brighton. The building as a whole was redeveloped in 2010 and this apartment was more recently refurbished by the interior designer Cat Dal to create a light-filled, contemporary home extending to almost 2,000 sq ft internally. It is located in the Kemptown Conservation area, just along the beach from the town centre and is nestled behind manicured communal gardens.

Sussex Square was designed in the early to mid-1800s by architect Thomas Cubitt, also known for his design of Eton Square in London. Unusually, the buildings were sold as the façade only, so that the next owner could build the house to their own taste and scale. In 2010 this building was reduced to its façade once again and completely rebuilt into six apartments. The result is an apartment which is wonderfully characterful yet observes contemporary standards of construction; notably there is a hydraulic elevator which opens straight into the apartment, and Lutron lighting runs throughout.

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The smart white-stuccoed façade of Sussex Square is one of the best examples of Regency architecture in the country. There is a blue plaque on this building which reads that Thomas Kemp, founder of Kemptown, once lived in this house. Lewis Carroll also lived on the crescent and loved the gardens and their secret tunnel to the beach, and was the inspiration behind the opening to *Alice in Wonderland*.

The front door is flanked by pilasters and opens into a thoughtfully renovated communal area and a sweeping staircase which leads to the first floor. Entry is into a generous hallway with space to hang coats and bags. To the front of the apartment is a voluminous open-plan living and dining area. This room has strikingly high ceilings and is bathed in light through three considerable floor-to-ceiling, south-facing sash windows. These open onto a balcony with remarkable views over the communal gardens, and in the winter to the sea.



Careful attention has been paid to the materials, colour and detailing of this room during its numerous renovations; intricate decorative cornicing has been returned to the ceiling, engineered-oak flooring runs underfoot and robust American walnut doors have been added. A wood-burning stove provides a focal point for the living area whilst bespoke, tall bookshelves have been installed in the alcoves to each side of the fireplace. A kitchen lies towards the rear of this room, with a breakfast bar with an in-built bench. The kitchen by Häcker has lovely light blue cabinetry and a tiled splashback.



A corridor leads to the three double-bedrooms, past the lift, a generous storage cupboard, a guest WC and a utility room with separate washing machine and dryer, and additional sink. The master bedroom is at the end of the corridor to the left. This has luxurious fabric wallpaper, a useful in-built workspace, a walk-in wardrobe with large cupboards to each side. The en-suite bathroom with Hansgrohe rain shower, a double-sink, limestone and marble tiles and underfloor heating. The second bedroom also has space for a desk, and it shares a generous family bathroom with the third bedroom but can also be closed off to create an en-suite if the guest bedroom isn't in use.

Kemptown is known for its 'enclosures' which are gated, landscaped gardens, designed in 1828 to accompany the squares and are for use by residents only. Huge open lawns, swathes of flowerbeds and winding paths lead down to the secret tunnel that runs directly onto the seafront.

Kemptown provides some relief from Brighton's much-loved busy streets and has become known for its cafes and delis, bars and pubs, shopping, old-style hardware store and Bramptons butcher. There is a wonderful community feel, with an annual carnival as well as a garden party for the Sussex Square residents in the gardens. Badger's Tennis Club is a stone's throw from the flat whilst the South Downs are a short drive away.

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Marmalade Café is just across the gardens from the flat, with wonderful coffee, sandwiches and another outpost that houses a deli. Open Bakery is great for breads and patisserie, and also runs baking courses on Sundays. Busby & Wilds and The Ginger Dog are great options for dinner, as well as The Ivy and more traditional restaurants and bars in Brighton's centre.

Trains run from London to Brighton in 50 minutes, and the city is easily navigable by foot. Kemptown lies 20 minutes to the West of the City centre by foot, and is also accessible by bus.

Tenure: Share of Freehold Lease Length: approx. 989 years
Service Charge: approx. £3,591.66 per annum Parking: a garage and two residents' parking permits for the square

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.