

The Essex and Sussex Condominium

“The Jewel On The Ocean In Spring Lake”

In its heyday, the Essex and Sussex reigned as one of the area's grand seaside hotels. Built in 1914, the hotel, located on Ocean Avenue in Spring Lake, one of the most desirable communities on the New Jersey coastline, was considered to be its crown jewel, attracting royalty, high society, the rich and famous and even a president or two. For decades, the Essex and Sussex was the destination for wealthy Shore visitors of all ages. Sitting directly across the street from the ocean and the boardwalk, it features commanding water views of the Atlantic Ocean and the lake for which the town is named.



Current Day

Today the Essex and Sussex is an active adult community and the only ocean front condominium complex in Spring Lake. Several years ago the old-style grandeur of the hotel was painstakingly restored and transformed into an active adult community of 165 units featuring a combination of studio and one bedroom layouts. What has not changed is the feeling of elegance of the former days. Valet parking greets residents who pull into their new home. A magnificent grand lobby with a beautifully appointed atrium is attended by 24-hour concierge. The oceanfront solarium provides breathtaking views of the Atlantic. A richly designed billiards room, library, state-of-the-art fitness center, beauty salon and the multi-media theater room are some of the amenities. The dining room has been restored to its former grandeur and the ballroom hosts galas reminiscent of “The Gilded Age”. Floor plans for the studio and one bedroom units offer luxury appointments such as marble baths, crown molding, granite countertops in the kitchenette and private balconies overlooking the ocean or lake. Prices start in the upper \$200's and range to over \$1 million.

As one of the most desirable Shore towns, home ownership in Spring Lake for under \$1 million is a rarity. Centrally located in Monmouth County and only about 65 miles from either Manhattan or Philadelphia, Spring Lake may be one of the best kept secrets on the Jersey Shore.



The Garden Level

- ✦ A stunning Lobby with a soaring Atrium and elegant furnishings
- ✦ Concierge Desk, manned 24 hours per day by a professional staff to assure valet parking, security and attention to personal needs
- ✦ Executive Office - On-site Community Manager at The Essex and Sussex
- ✦ Internet Lounge is available
- ✦ Game Room accommodates table tennis
- ✦ Beauty Salon with available services
- ✦ State-of-the-Art Fitness Center - Complete with aerobic and weight training equipment
- ✦ Beach Entrance featuring a Shower Room and Lavatories
- ✦ Elevators and the handsome Grand Staircase



Main Level

- ✦ The Solarium - Sun-drenched and beautiful year-round with commanding views of the ocean
- ✦ Seating Area with Fireplace - Relax and socialize with friends
- ✦ Multi-media Theater Room
- ✦ The Bistro - A popular gathering spot for coffee and snacks
- ✦ Chess / Checkers Room
- ✦ Card Room - Featuring a cozy fireplace
- ✦ Professional Style Billiards Room
- ✦ Inviting Library - Fully stocked with daily newspapers, magazines and a large selection of books
- ✦ Piano Bar and Cocktail Lounge
- ✦ The Elegant Grand Dining Room – Reminiscent of "Spring Lake Style"
- ✦ The Private Dining Room - Available on request for private gatherings

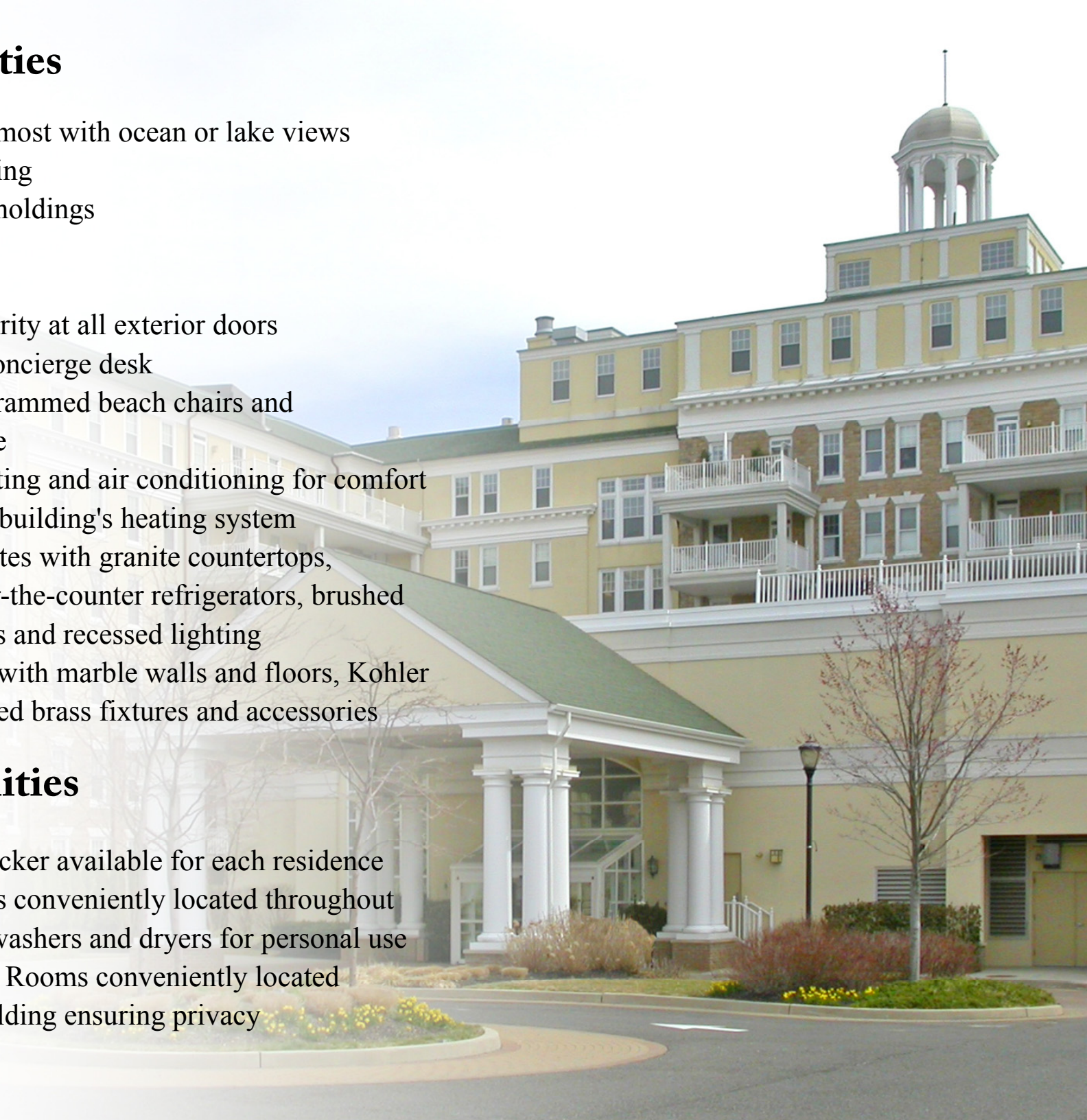


Residence Amenities

- Private balconies - most with ocean or lake views
- Wall-to-wall carpeting
- Crown and Dentil moldings
- Wood-style blinds
- Cable network
- State of the art security at all exterior doors with cameras to concierge desk
- Association monogrammed beach chairs and umbrellas available
- Unit controlled heating and air conditioning for comfort to compliment the building's heating system
- Attractive kitchenettes with granite countertops, microwaves, under-the-counter refrigerators, brushed stainless steel sinks and recessed lighting
- Elegant bathrooms with marble walls and floors, Kohler fixtures and polished brass fixtures and accessories

Additional Amenities

- Spacious storage locker available for each residence
- Six Laundry Rooms conveniently located throughout the building with washers and dryers for personal use
- Four Guest Shower Rooms conveniently located throughout the building ensuring privacy



Monthly Maintenance Includes

- ✦ Heat, Air Conditioning, Water, Sewer, Electricity and Basic Cable
- ✦ Concierge Staff on duty 24 hours per day
- ✦ Valet Parking
- ✦ Fitness Center
- ✦ Library, Internet Lounge, Card Room, Billiards, Game Room & Media Room
- ✦ Concierge Services
- ✦ Washers and Dryers
- ✦ Storage Lockers

Fee Based Amenities

- ✦ Beauty Salon
- ✦ Housekeeping
- ✦ Personal Laundry Service
- ✦ Cocktail Lounge with Bar Service
- ✦ Elegant Gourmet Dining Room
- ✦ Catering Services for Private Events
- ✦ Room Service Dining

