

BEST AREAS TO LIVE

A BUYERS GUIDE TO

SUSSEX, NB

EVOLVE REAL ESTATE TEAM
387 MAIN STREET SUSSEX, NEW BRUNSWICK

UNDERSTANDING
SUSSEX



UNDERSTANDING SUSSEX, NEW BRUNSWICK

Sussex is one of New Brunswick's most well-known small towns, offering a lifestyle that blends community, convenience, and outdoor living. Located in the heart of Kings County, Sussex has become increasingly popular with buyers looking for more space, affordability, and quality of life while still being within reach of larger city centres like Moncton, Saint John, and Fredericton.

What makes Sussex unique is its balance between rural charm and everyday convenience. Buyers can enjoy peaceful neighbourhoods, acreage properties, waterfront homes, and mountain views while still being close to schools, restaurants, shopping, recreation, and healthcare services.

The area appeals to a wide range of buyers including families, retirees, first-time buyers, and people relocating from larger markets looking for better value and a slower pace of life. Sussex also continues to attract outdoor enthusiasts thanks to nearby lakes, trails, Poley Mountain, snowmobiling, ATV access, and year-round recreation opportunities.

For buyers, choosing the right area is about more than just the home itself. Lifestyle, commute times, privacy, schools, and future resale value all play an important role in finding the right fit. CONTACTS: 506-434-1644 / INFO@EVOLVETEAM.CA

This guide provides a simple overview of some of the most popular areas in and around Sussex so you can better understand your options and feel confident moving forward with your home search.



DOWNTOWN SUSSEX



SMALL TOWN CONVENIENCE

Downtown Sussex offers a walkable and convenient lifestyle with local shops, restaurants, cafés, schools, and services all close by. Buyers enjoy being near everyday amenities while still experiencing the welcoming atmosphere Sussex is known for.



HOMES AND CHARACTER

The downtown area features a mix of older character homes, updated family homes, duplexes, and smaller properties ideal for first-time buyers or downsizers. Many homes offer mature lots, covered porches, and traditional architecture that reflects the town's history and charm.

PRICE POINTS

Downtown Sussex continues to offer accessible price points compared to many larger New Brunswick markets. Buyers can often find strong value here whether searching for a starter home, rental property, or family residence.



LIFESTYLE & KEY FEATURES

Buyers are drawn to the area for its convenience, sense of community, and easy access to schools, parks, restaurants, and local events. The area appeals to buyers looking for a connected lifestyle with everything close to home.



SUSSEX CORNER

FAMILY FRIENDLY LIVING

Sussex Corner is one of the area's most popular communities for families thanks to its quiet neighbourhoods, strong community feel, and convenient location just minutes from downtown Sussex.

HOMES & DEVELOPMENT

The area offers a mix of newer subdivisions, established family homes, and larger residential lots. Buyers are often attracted to attached garages, functional layouts, updated finishes, and homes designed for modern family living.



LOCATION & CONVENIENCE

Residents enjoy quick highway access along with close proximity to schools, recreation facilities, shopping, and restaurants. The location makes commuting simple while still maintaining a quieter suburban atmosphere.

BUYER APPEAL

Sussex Corner continues to attract growing families, professionals, and buyers relocating from larger markets who are looking for more space and long-term value.



WATERFORD & POLEY MOUNTAIN AREA

FOUR SEASON LIFESTYLE

Known for skiing, hiking, biking, and outdoor recreation, the Poley Mountain area offers one of the most unique lifestyles in Southern New Brunswick.

HOMES & SETTING

Properties range from chalets and cottages to custom-built homes surrounded by nature. Buyers are often drawn to mountain views, privacy, and year-round recreation opportunities.

BUYER APPEAL

The area is especially popular with outdoor enthusiasts, retirees, Airbnb investors, and buyers looking for a peaceful lifestyle close to nature.

INVESTMENT & VACATION

With Poley Mountain continuing to grow as a four-season destination, the area has also become increasingly attractive for vacation properties and short-term rental opportunities. Buyers are drawn to the combination of recreation, privacy, and long-term potential in a unique lifestyle-focused location.





DUTCH VALLEY & ROACHVILLE

SPACE & PRIVACY

Dutch Valley and Roachville offer a more rural lifestyle while remaining only minutes from Sussex amenities. Buyers are drawn to the area for larger lots, privacy, and peaceful surroundings.

PROPERTY TYPES

The area includes farm properties, acreages, country homes, hobby farms, and newer homes on larger parcels of land. Many buyers appreciate the opportunity for detached garages, workshops, outdoor recreation, and additional space for family living.



LIFESTYLE

Residents enjoy a slower pace of life with beautiful countryside views, strong community roots, and easy access to ATV and snowmobile trails, lakes, and outdoor recreation.

VALUE

Compared to larger urban markets, buyers often find exceptional value in this area when it comes to lot size, privacy, and overall property potential.



LAKE & WATERFRONT

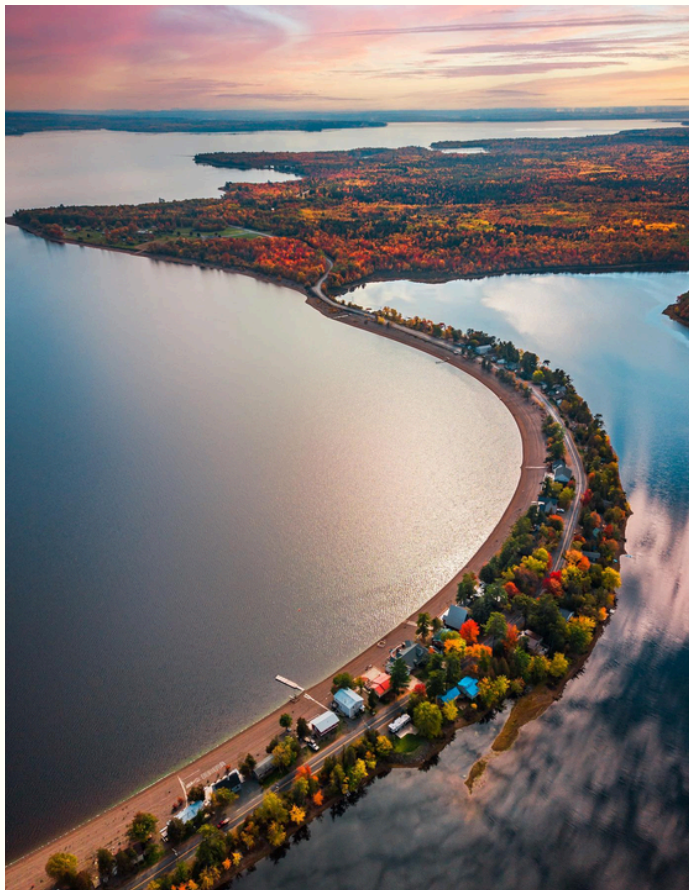


WATERFRONT LIVING

The Sussex region is surrounded by beautiful lakes and waterfront communities including areas near Washademoak Lake, Kennebecasis River access, and surrounding cottage country locations.

PROPERTY STYLES

Buyers can find everything from seasonal cottages to luxury waterfront homes and year-round lakefront properties. Many homes feature private docks, water access, large decks, and panoramic views.



LIFESTYLE & RECREATION

Waterfront living in the Sussex area is centered around boating, kayaking, fishing, swimming, and relaxing outdoor living. These communities are especially popular during the summer months but continue to attract year-round residents as well.

BUYER DEMAND

Waterfront properties remain highly sought-after throughout Kings County due to limited inventory and strong long-term appeal.

MARKET OVERVIEW



AFFORDABILITY & VALUE

The Sussex real estate market continues to attract buyers looking for affordability, lifestyle, and space compared to larger Canadian cities. Buyers relocating from Ontario and other parts of Atlantic Canada often find they can purchase significantly more property for their budget in the Sussex area.

WHY BUYERS ARE CHOOSING SUSSEX

Buyers continue to choose Sussex for its balance of affordability, recreation, community, and central location between major New Brunswick cities. The area offers a lifestyle that many buyers feel is increasingly difficult to find elsewhere.

FIND THE RIGHT FIT FOR YOU

✓ FIND THE RIGHT NEIGHBOURHOOD

Let Evolve Real Estate Team help you identify the best community based on your lifestyle, goals, and budget.

✓ ACCESS MORE OPPORTUNITIES

Connect with our team to explore properties, including opportunities that may become available before hitting the market.

✓ BUY WITH A CLEAR STRATEGY

From first-time buyers to relocating families, we guide you through the process with local expertise and a clear plan.

✓ START YOUR HOME SEARCH

Reach out to Evolve Real Estate Team to start exploring homes and neighbourhoods in the Saint John region.

CONTACT US

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