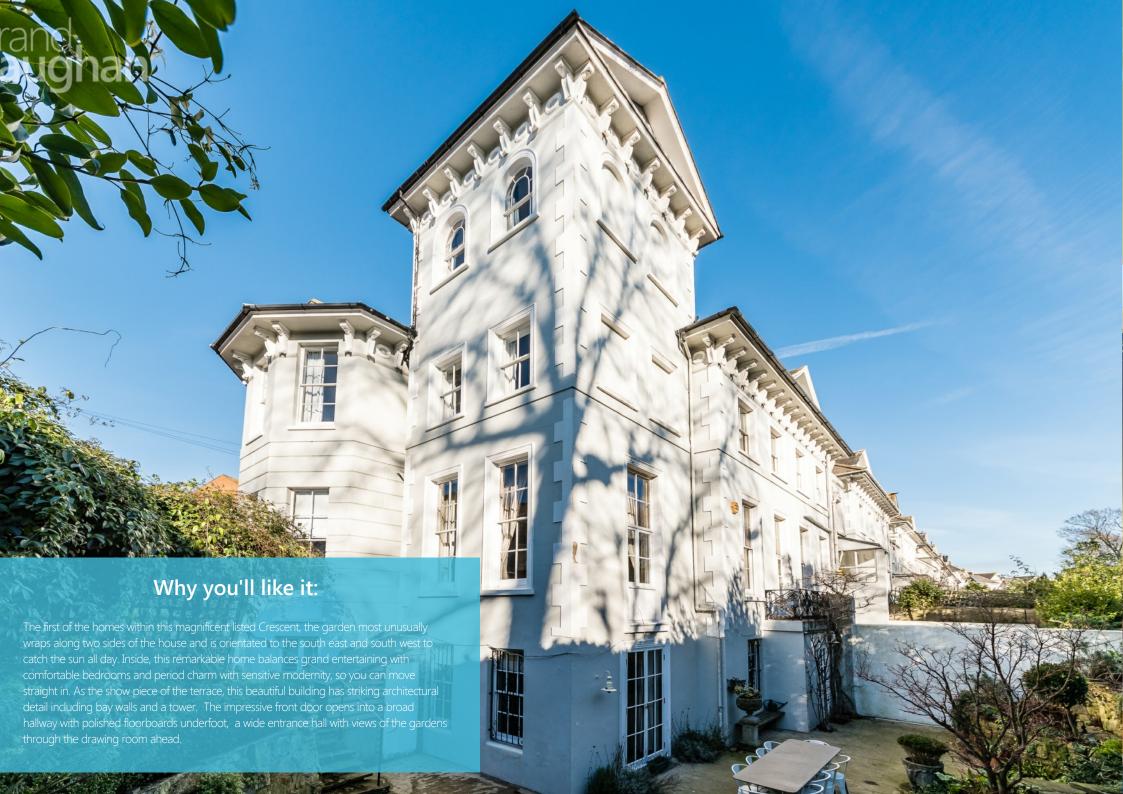


# orand Vaughan



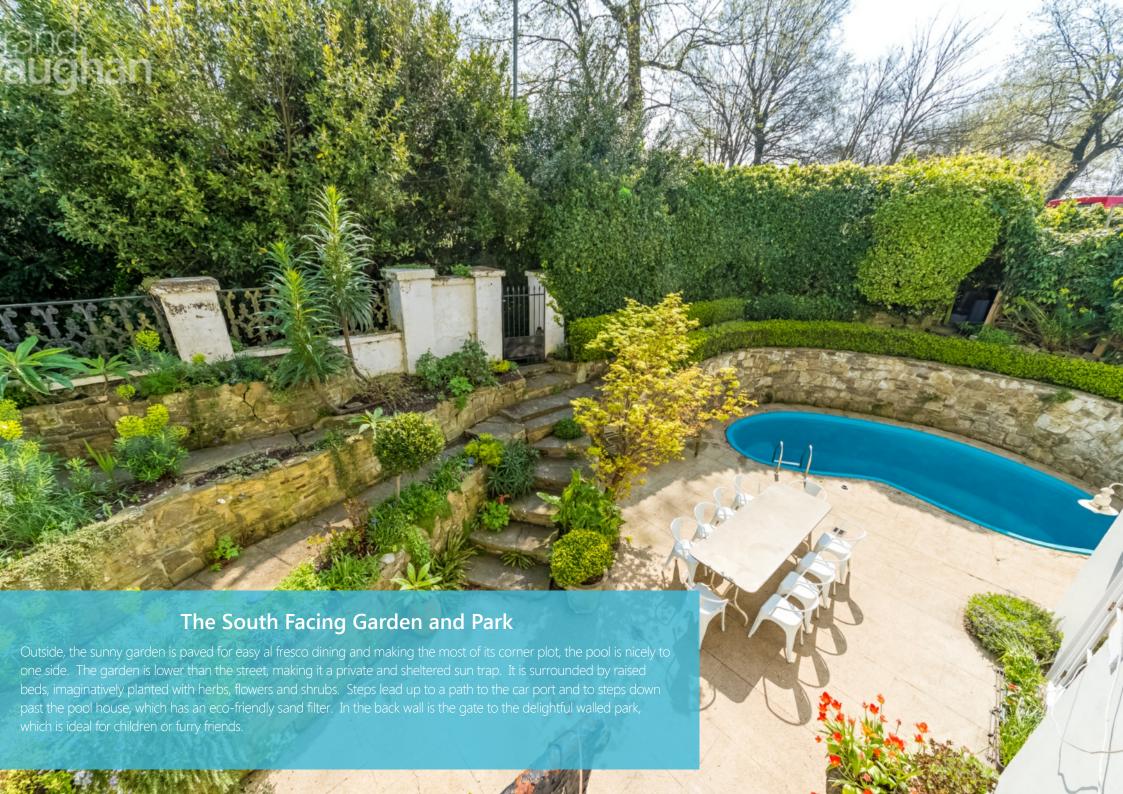




















### Bear in mind:

The Regency homes on this prestigious Crescent backing onto a walled park do not come on to the market very often and this one has an unusually large garden and secure parking.





#### Owner's secret:

"Brighton is famous both for its beach lifestyle and culture, which are right on the doorstep. The Lanes are full of Georgian character- and designer shops and great restaurants, and are just minutes away and we have easy access to some of the best schools in the country."







#### where it is

Shops: London Road shops are a 2 minute walk

and you're within easy reach of the North

Laines

Train Station: Brighton mainline is a 10 minute walk

Seafront or Park: You have access to the historic Park

Crescent enclosures and easy access to The Level, the sea front is a 6 minute

cycle

Closest Schools: Primary: St Bartholomews, Elm Grove

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Brighton and Hove High, The Steiner School, Roedean, Lancing

This exceptional home is in a sought after Crescent right at the centre of the City but with parking, a south facing garden and use of an exclusive park. Opposite the green of The Level with its leisure facilities, the North Laines, with a fashionable mix of boutiques, cafes, bars and restaurants are only minutes away and the beach, cinemas and theatres are all nearby. For those needing to travel further afield, Brighton Station is a ten minute walk and has excellent links to Gatwick and London. proximity to the Marina, Station and A 23/27 make this unique detached home a viable proposition for those needing regular links to the airports or London on a regular or weekly basis.



## brand**vaughan** exceptional**homes**

call: 01273 683111 110 St Georges Road, Brighton, BN2 1EA