



Lewes Crescent | Brighton | East Sussex

FINE & COUNTRY



# In Brief

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SPACIOUS 1 BEDROOM APARTMENT WITH SEA VIEWS, BALCONY AND TERRACE IN ICONIC GRADE I LISTED KEMP TOWN CRESCENT.

Located in one of Brighton's most distinctive seafront areas, this beautiful early 19th century first floor apartment was once part of the original Roedean School and today is ideally situated for all that Brighton and Kemp Town have to offer.

Set inside a distinctive Grade I listed crescent with its historic white stuccoed exterior, a dual aspect interior offers all the elegance of a period property with its floor to ceiling windows, graceful period detailing and distinguished fireplace. Residents of Lewes Crescent have access to the private enclosed gardens with its secret tunnel that runs beneath Marine Parade to the seafront.

NO ONWARD CHAIN. SHARE OF FREEHOLD. EPC EXEMPT.









# Step Inside

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A trio of magnificent French doors in the spacious main reception room offer beautiful sea views and open onto the south-west facing balcony creating an instant wow factor that's hard to ignore. Intricate period architraves wraparound the high ceiling and original wall panels add to the charm and character, while a distinguished fireplace creates a traditional focal point for a room that offers ample space to relax and entertain.

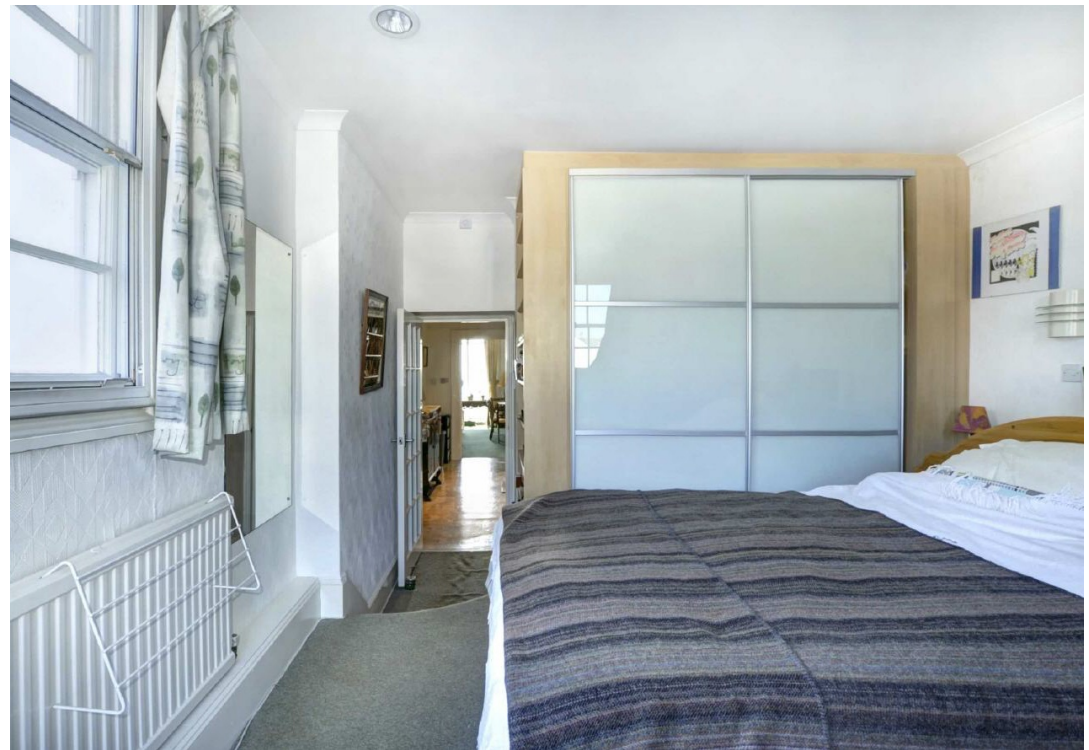
A wealth of modern cabinets and pale countertops provide plenty of storage and work space in the separate kitchen that's well-appointed with an integrated tower oven and gas hob. Tiled splashbacks add a rich splash of colour, and there's space for additional freestanding appliances.

The sense of space continues in the dual aspect master bedroom where modern fitted wardrobes add a tasteful contemporary twist to the period home. Dual aspect sash windows allow a lovely flow of natural light to tumble in, while a demi-glazed door opens onto a large private roof terrace that's perfect for watching the sun set over the horizon.

Arranged in a classic white tile setting, the well-proportioned bathroom features a modern white suite complete with full size bath.









# Step Outside

Creating an easy flowing extension of the main reception, statuesque French doors open onto the wide canopied balcony with its classic black iron railings, creating an idyllic and enviable outdoor space to sit and soak in the sea views, entertain friends or simply relax with the weekend papers.

Accessed from the bedroom, a large roof terrace offers additional easy to maintain outdoor space.

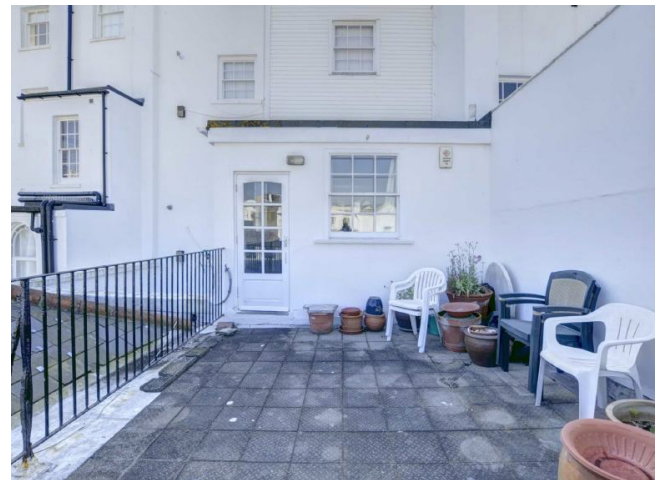
**IN THE LOCAL AREA** - Located in the Kemp Town Conservation area, Lewes Crescent wraps around the greenery of the beautiful private gardens of Kemp Town Enclosures where a secret tunnel leads you to the seafront without having to cross the main seafront road.

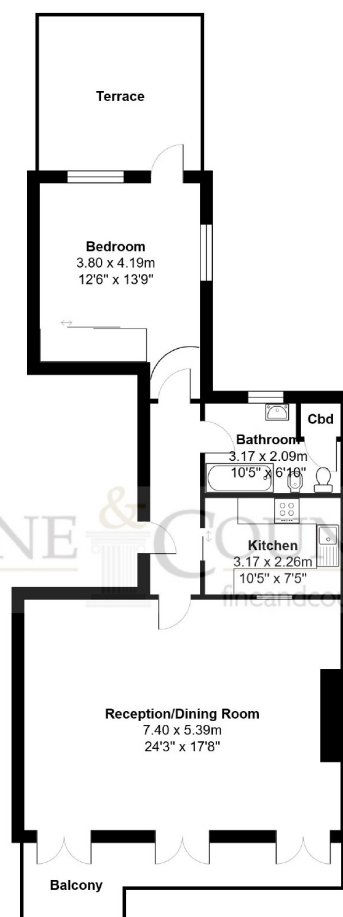
Ideally situated within walking distance of the vibrant shops, bars and cafes of Eastern Road and Brighton Marina, the seafront and central Brighton are all within easy reach. A short walk to the nearby golf course brings you out onto the South Downs, perfect for long walks and exercising the dog.

Brighton train station with its convenient mainline links for commuters is approximately only a mile and a half away, and there are regular bus services into the centre of Brighton and Hove.

Local schools include Brighton College, Roedean, St John the Baptist Catholic School, St Luke's Primary School and Middle Street Primary School.

Situated in Parking Zone H, currently this Grade I Listed apartment is in Council Tax Band D which was charged at £1,805.98 for 2018/19.





Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup> (excluding terrace, balcony)  
All measurements are approximate and for display purposes only.

EPC Exempt or Pending

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

Room sizes are approximate.

Fine & Country  
Tel: 01273 739911  
[brightonandhove@fineandcountry.com](mailto:brightonandhove@fineandcountry.com)  
46 Church Road, Hove, East Sussex, BN3 2FN

