

Park Crescent Road, Brighton BN2 3HT

Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft
(Including Mezzanine)

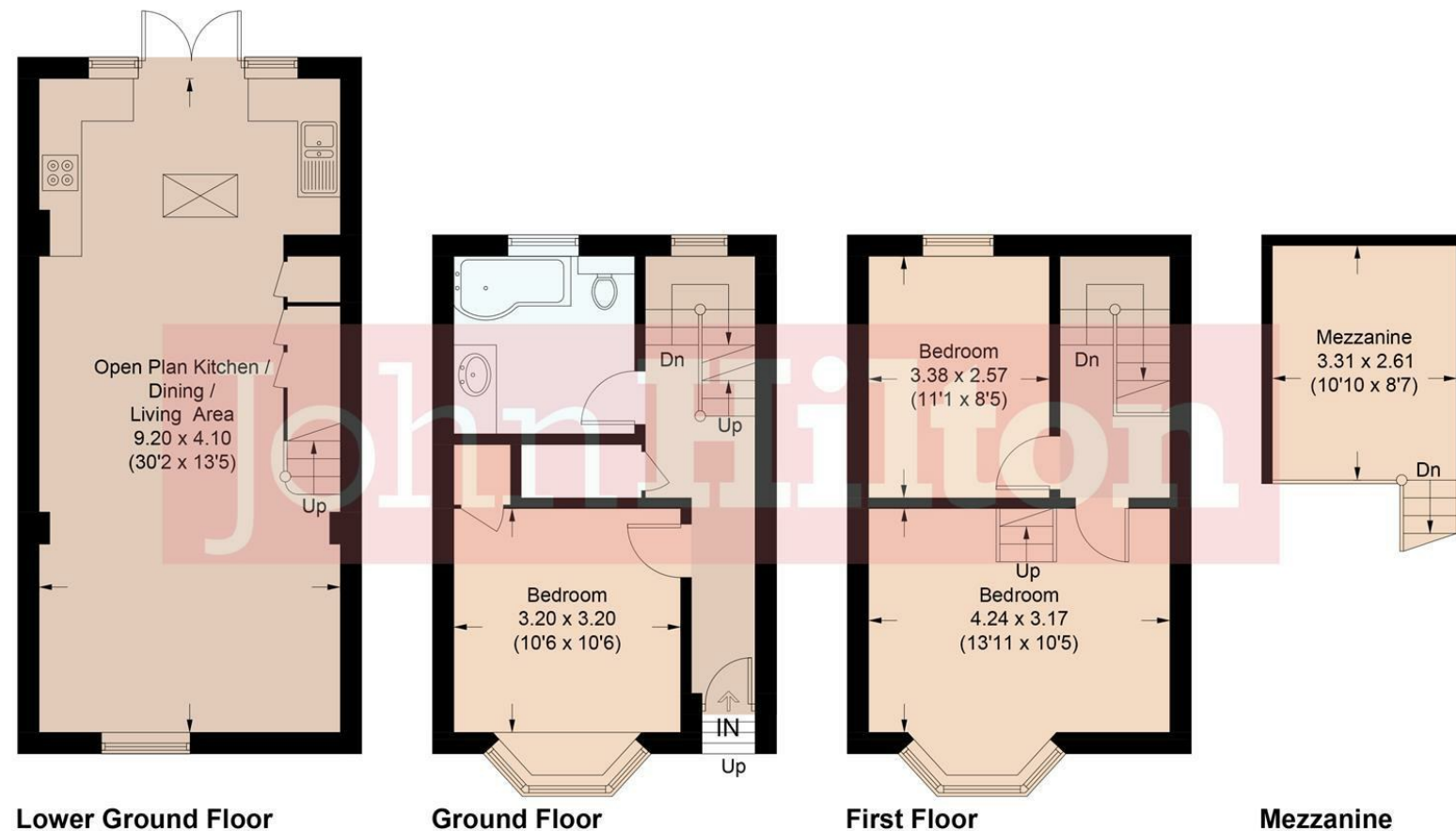


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 1141.00 sq ft

17 Park Crescent Road, Brighton, BN2 3HT

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£550,000 Freehold



17 Park Crescent Road Brighton, BN2 3HT

A stunning mid-terrace three bedroom townhouse with some superb architectural features incorporating vaulted ceilings and a mezzanine level above the rear bedroom on the top floor. Beautifully presented interior which has been extended to the rear with skylight, and provides a delightful open-plan kitchen/dining/living area to the lower level which is generously sized and extremely light and airy. On the upper levels there are three spacious bedrooms and a luxury bathroom, with further potential to create an en-suite to the ground floor bedroom (we understand plumbing is all in place). Another feature to mention is the Nest control system for the gas central heating. Located in a popular residential area within easy walking distance of the city centre, Brighton Station and the North Laine. Local amenities are practically on the door step. Ideal for those looking for a turn key property, being sold with no onward chain.



Entrance Hall

Engineered oak flooring, built-in storage cupboard ideal for bike storage/pram etc. Stairs descend to lower ground floor and ascend to first floor.

Bedroom

3.20m x 3.20m (10'5" x 10'5")
Double glazed bay window, built-in storage cupboard with potential for en-suite with plumbing pipework in situ.

Bathroom

Curved panel-enclosed bath with shower unit, hand-held shower attachment on riser and curved shower screen. Round bowl wash basin with freestanding mixer tap, built-in cupboards below and tiled surface above. Low-level WC with concealed cistern. Tiled floor, matching tiled walls with large fitted mirrors on two walls and heated towel rail.

LOWER GROUND FLOOR

Open staircase leads from entrance hall to:

Open-Plan Kitchen/Dining/Living Area:

9.20m x 4.10m (30'2" x 13'5")

Kitchen Area

Range of modern units at eye and base level, worktops with mosaic tiled splashbacks, one-and-a-half bowl sink with mixer tap and drainer, and built-in oven and hob with canopy extractor hood over. Cupboard housing 'Vaillant' combi boiler, space for fridge/freezer, tiled floor, skylight and French doors leading to rear garden.

Living/Dining Area

Window to front, engineered oak flooring, understairs utility cupboard with spaces for washing machine and tumble dryer, and fitted cupboards housing gas and electric meters.

FIRST FLOOR LANDING

Vaulted ceiling with Velux skylight.

Bedroom

4.24m x 3.17m (13'10" x 10'4")
Bay window to front, vaulted ceiling, access to:

Mezzanine Level

3.31m x 2.61m (10'10" x 8'6")
Accessed from front bedroom.

Bedroom

3.38m x 2.57m (11'1" x 8'5")
Window to rear.

Rear Garden

West-facing, decked with walled boundaries and external lighting.



- Stunning Three Bedroom House
- Beautifully Presented Throughout
- Architectural Features
- Vaulted Ceilings to Top Level
- Mezzanine Level - Clever Use of Space
- Full Width Rear Extension
- Sizeable Open-Plan Kitchen/Dining/Living Area
- Potential For En-Suite
- West-Facing Low Maintenance Garden
- Central Location

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **C**