

# Park Crescent

## Brighton



## About the property

A rare and exciting opportunity to purchase a whole house in Brighton's only walled direct access private garden Crescent. Park Crescent is located in central Brighton and just a short walk from the city centre and North Laines and approximately a 10 minute walk to Brighton Mainline railway Station.

This impressive family house is arranged currently as an Upper Maisonette and Lower Ground Floor apartment owned by the same family.

The stylish Victorian Architecture gives an immediate impression of grandeur and space that is followed through the house.

The lower ground floor has its own entrance and houses a spacious two bedroom apartment with its own courtyard garden and right of access to the walled private gardens.

The upper floors form a spacious and elegant family home. The ground floor has a formal living and dining room steeped in period features and retained architectural glory, including high ceilings, decorative architraves, original fireplaces including open working fires in both receptions spaces. The living room has been opened up to the kitchen which in turn leads to the south facing courtyard garden and the private gardens beyond.

The upper floors have four double bedrooms, a shower room, and a family bathroom with the master bedroom being at the rear on the first floor and overlooking the gardens, the south facing aspect means this room is flooded with natural sunlight a haven for anyone to enjoy.

The remaining bedrooms are all good size doubles and there is an additional attic space which has been used as a family play room and office in the past.

This opportunity to own an entire house in Park Crescent is not to be missed.

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£1,250,000



6

BEDROOM

3

RECEPTION

3

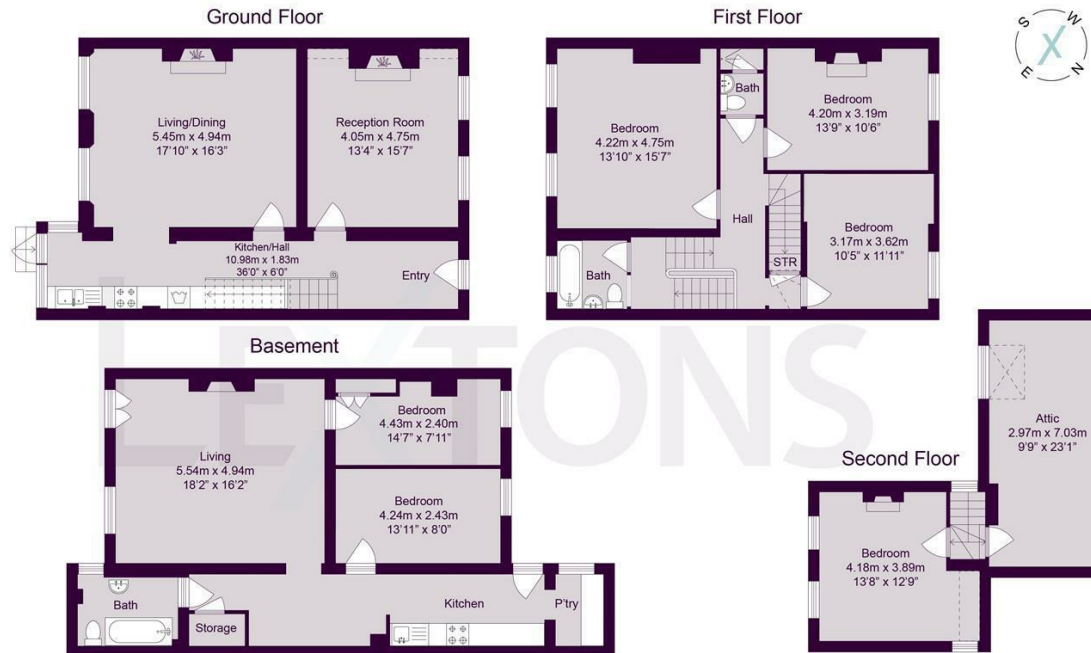
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SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 257.4 sq m/ 2770.59 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.