

# Crown Street

## Brighton

**LEX**TONS / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

**\*\*OFFERS IN EXCESS OF £1,200,000\*\***

Nestled in the vibrant heart of Brighton in a quiet cul-de-sac, this deceptively large Mediterranean-style villa is a true hidden gem. Boasting 4 bedrooms and 3 bathrooms, this property is a harmonious blend of sophistication and charm. Spanning nearly 2,000 SQ FT, the interior offers a spacious layout, providing a peaceful haven of comfort in the midst of the lively city.

Upon entering, you are greeted by a fabulous open space that flows to the kitchen & atrium dining area; perfect for entertaining. The adjoining formal living room offers a great space to unwind with family or friends. Step outside through the south-facing doors into a secluded courtyard enveloped by verdant foliage, creating a serene oasis in the middle of the city. A fourth bedroom or home office, plus a garage, rare in this location, complete the downstairs.

Ascending to the first floor, the spacious split-level landing offers ample storage space. At one end you'll discover the principal bedroom featuring en-suite bathroom and walk-in wardrobe. Large south facing doors open to a Juliet Balcony, while two additional well-appointed bedrooms, plus a family bathroom are found on the same floor.

In addition to the charming south-facing courtyard, is a first-floor west-facing balcony that captures the sun well into the evening.

With an array of fantastic amenities at your fingertips, including restaurants, cafes, and shops, this residence truly encapsulates the best of both worlds. Brighton Mainline station is approx. 0.6 miles away.

Furthermore, there is planning permission in place to enhance the connectivity between the kitchen and dining areas, plus the addition of a loft level mezzanine, infusing contemporary flair into this already unique property.

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4

BEDROOM

2

RECEPTION

3

BATHROOM







SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Total area: approx. 182.50 sq metres (1965.0 sq ft)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 58                      | 78        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Call our lettings team to arrange a viewing appointment:

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