

House - Terraced (EPC Rating:)

4 CRESCENT PLACE, BRIGHTON, BN2 1AS

£2,500

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

*** 4 DOUBLE BEDROOMS // POPULAR LOCATION BY THE SEA // AVAILABLE IMMEDIATELY ***

Aston Vaughan are delighted to bring to the market this wonderful opportunity in Crescent Place, Kemptown! This charming 4-bedroom terraced house is perfectly nestled in one of Brighton's most sought-after locations, just a stone's throw from Brighton's famous seafront. Ideal for families craving the buzz of the City combined with the tranquillity of the coast, this home offers the best of both worlds.

Internal

This delightful home offers a blend of space and comfort. The upper floors of the property boasts two very spacious double bedrooms with built in wardrobes and two more modest double bedrooms, along with a modern bathroom, individual shower room and another W/C for added convenience. On the ground floor, you'll find an inviting living room perfect for relaxing or entertaining (making use of the upright Yamaha piano, maybe?) and for those in need of a quiet spot to work from home, there's also a separate study, which could double as a utility or storage room.

The lower ground floor offers a high quality kitchen with a large dining space.

Available for immediate move in, unfurnished

External

Outside, there is a delightful private patio garden with Kamada Joe BBQ, accessible from the dining room —an ideal spot for al fresco dining or morning coffees on the bistro table set.

But that's not all! Enjoy endless sunshine from the generous roof terrace, a rare find in this area!

Location

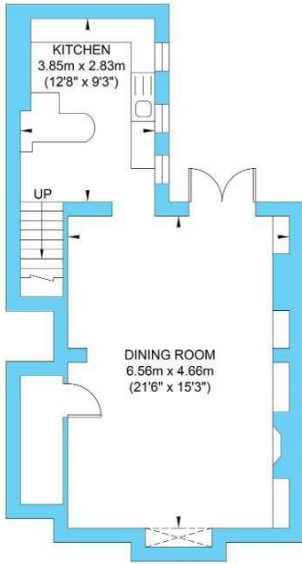
Crescent Place, a quiet lane leading from Kemptown Village down to the seafront on Marine Parade, offers a welcoming community vibe where neighbours are friendly and helpful, with a family vibe. Living here means embracing the vibrant Kemptown lifestyle with its eclectic mix of shops, cafes, and pubs, not to mention being moments away from Brighton College and the Royal Sussex County Hospital.

And let's not forget the biggest perk of all: living just a short stroll from Brighton's Famous Seafront, with the brand new and increasingly popular Sea Lanes bar, gym, cafe & swimming pool.

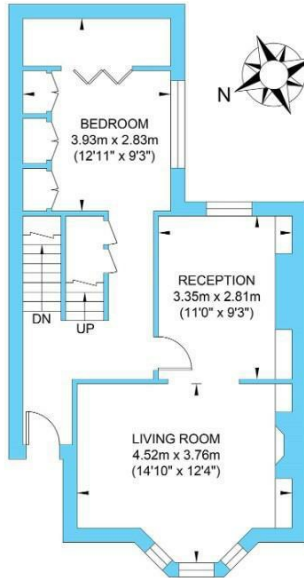
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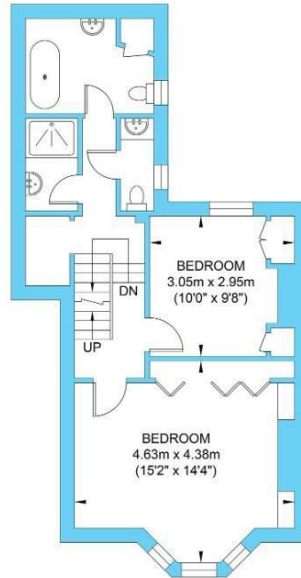
Crescent Place



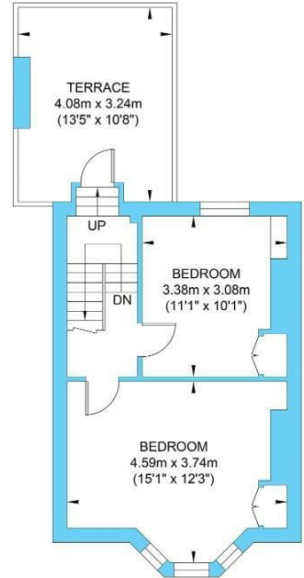
Lower Ground Floor
Approximate Floor Area
502.78 sq ft
(46.71 sq m)



Ground Floor
Approximate Floor Area
529.79 sq ft
(49.22 sq m)



First Floor
Approximate Floor Area
476.62 sq ft
(44.28 sq m)



Second Floor
Approximate Floor Area
339.70 sq ft
(31.56 sq m)

Approximate Gross Internal Area = 171.77 sq m / 1848.89 sq ft

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

Council Tax Band

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.