



Park Crescent, Brighton, BN2

**Guide Price £1,500,000 - £1,700,000**

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EXQUISITE

## INTRODUCING

# Park Crescent, Brighton, BN2

6 Bedrooms | 3 Bathrooms | 3-4 Reception Rooms  
2970 Sq Ft | South Facing Private Garden  
Access to Park Crescent Gardens

- Victorian townhouse with 5-6 bedrooms, 3-4 versatile reception rooms and 3 bathrooms
- Close to Brighton's vibrant North Laine
- Full of natural light throughout
- Private access to 3-acres of manicured, walled gardens.
- Within easy walking distance of Brighton Station
- High ceilings and period features
- Potential for reconfiguration and development

Abundant with period features, enjoying incredible proportions throughout, this Victorian Italianate townhouse stands in prime position on one of the most attractive crescents in the city, encircling three-acres of beautifully manicured grounds which are for private use by the residents here. Incredibly spacious, there are six-bedrooms spread over four floors, along with four versatile reception rooms, three bathrooms and an exceptional open plan ground floor looking out over the gardens to the rear. With a south easterly aspect, each room is filled with natural light via tall sash or French windows and doors, while a soft white interior serves to brighten the space further.





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### Exterior & Entrance:

These beautiful homes, finished in 1853 by well-known Brighton & Hove architect Amon Henry Wilds, form a horseshoe shape around what used to be the town's pleasure gardens and cricket ground. Built in an Italianate style, they stand out from Wilds' usual Regency designs, painted in a soft duck-egg blue with white details on the tall sash windows and other features. This particular house holds the best spot in the middle of the crescent, offering prime view of the private gardens and southerly aspect to make the most of the light. The wide stone steps and black railings create a welcoming approach, and inside, the spacious entrance hall reveals the full scale of the building.





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### Ground Floor Reception Room & Kitchen:

Once two separate rooms, the main reception spaces on the ground floor have been opened up to create one vast, sociable area with dual-aspect windows rising to the ceiling on both sides. The original floorboards, painted off-white to match the walls, give the room a gallery-like feel, perfect for displaying artwork. Original shutters frame the windows, and two sets of French doors open onto a private patio, where you can dine alfresco on the canopied veranda during summer. Classic cornicing and deep skirting boards wrap around the room's perimeter, enhancing its elegant character.

Within the space, the bespoke Bulthaupt B3 kitchen is discreetly positioned along two walls, featuring integrated Gaggenau and Miele appliances, including a built-in coffee machine and a Zip tap for boiling and filtered water. Underfloor heating ensures comfort throughout, while clearly defined areas for formal dining make it easy to seat upwards of ten people. A grand black period fireplace offers a stunning focal point, adding to the room's timeless charm.

### Lower Ground Floor:

Spanning the entire lower ground floor, there are three flexible rooms that could be used as bedrooms, study spaces, or workspaces. Despite being on the lower ground, they are naturally light, set back from the road, and enjoy garden access to the rear. Featuring sleek white resin flooring throughout with underfloor heating for comfort. A stylish mosaic bathroom, already fitted with Bisazza tiles and Vola armature, adds a touch of luxury, along with a bespoke Tylo sauna. There's also a kitchenette, making it easy to transform this area into a self-contained two-bedroom apartment if desired.





### First floor Bedrooms & Bathrooms:

Elevated on the first floor, the views on both sides only improve, taking in the green lawns and treetops of the gardens below. Classic period features continue up here where there are two double bedrooms and a single room, ideal as a home office. Continuing the versatility of the house, the current owner uses these spaces for work and exercise. White painted floors remain in the other rooms, as do the classic period features and sash windows. The bathroom has a modern take on a period style with clean lines and a traditional shower attachment over the bath.

### Second Floor Bedrooms & Bathrooms

Mirroring the layout of the floor below, there are three more bedrooms on the top floor, benefitting from their tranquil position in the house. The views only improve the further up the house you go, and the elegant proportions continue along with the fresh aesthetic in calico, soft-white hues. As with every floor in the house, there is a stylish bathroom, this time with a wet room shower and travertine floor tiles.

### Gardens:

Stepping outside from the ground floor, or up a few steps from the lower ground floor, is a sweet and private patio area which is perfectly spacious for summer gatherings and barbecues. It is low-maintenance, ready for the modern lifestyle, and palm trees provide privacy from the communal gardens.

The communal grounds are a true hidden gem, spanning over 3 acres of beautifully maintained lawn, with secure high border walls and wooded areas that create a safe, inviting space for all. The garden's natural beauty, with its trees and wildlife, offers a peaceful retreat, making it hard to believe how close you are to the city center. Residents often enjoy social events such as cricket matches, summer dinners, film nights, and the annual "Parkstock" festival, fostering a strong community spirit. The garden also features a designated football lawn and play areas, enhancing its appeal for families. Given the tall walls and extensive foliage, most locals are unaware of this private haven, which is accessible only through the homes in the crescent.







### Vendor comments

"This building is full of character and has been a privilege to renovate and update. The natural light and lovely views throughout the house enhance its versatility, offering endless possibilities for future owners. It's been a wonderful space for entertaining and enjoying quiet moments in the garden.

The location is fantastic, with everything within walking distance, eliminating the need for a car. Public transport options like trains and buses are easily accessible, and you'll find plenty of parks, shops, and excellent pubs and restaurants right on your doorstep."



## LOCATION GUIDE

### Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15 minute walk

Direct access to communal gardens and The Level is a 4 minute walk

### Education

Primary: Downs Infant and Junior Schools

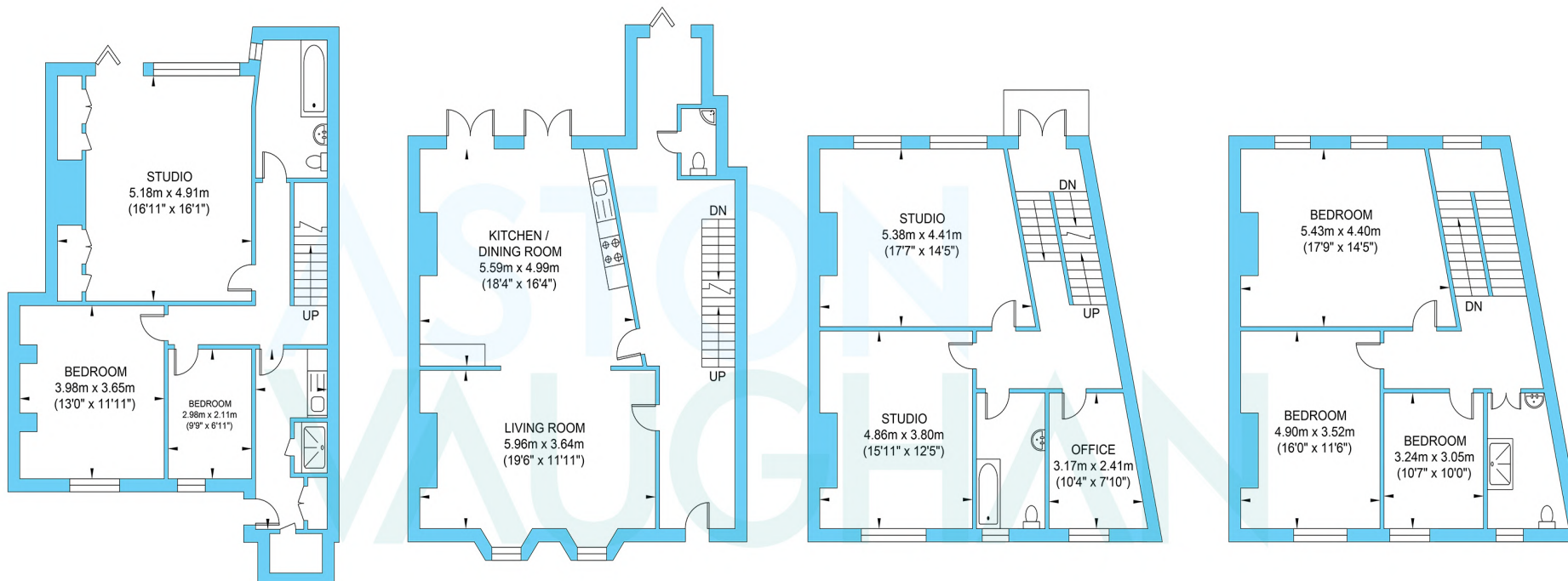
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College, Montessori

### Location Guide

Brighton's bohemian North Laines are on your doorstep, hosting a plethora of cafes, restaurants and boutique shops, or there are several local supermarkets and gastro pubs nearby. The local schools are highly regarded and there is a real sense of community within the street. Transport links are excellent with Brighton and London Road Stations within walking distance offering links to the universities and London. For families with young children there are several parks with play areas nearby, and the beach is just 20-minutes on foot. With so many exceptional features, this home will appeal to anyone looking to live in a stylish and luxurious space within a family friendly community.





**Basement**  
 Approximate Floor Area  
 772.31 sq ft  
 (71.75 sq m)

**Ground Floor**  
 Approximate Floor Area  
 802.98 sq ft  
 (74.60 sq m)

**First Floor**  
 Approximate Floor Area  
 697.60 sq ft  
 (64.81 sq m)

**Second Floor**  
 Approximate Floor Area  
 697.60 sq ft  
 (64.81 sq m)

Approximate Gross Internal Area = 275.97 sq m / 2970.51 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.