



Lewes Crescent, BN2

Guide Price £600,000-£625,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Lewes Crescent, BN2

1 Bedroom | 1 Bathroom | 911 sq ft |

With sea views to the southwest and a wealth of period Regency features; this substantial one-bedroom apartment is also superbly stylish and ready to move into. It resides on the second floor of one of Brighton's finest Regency seafront crescents giving it private residents' use of the beautifully manicured garden enclosures which form a stunning backdrop to every room.

Elevated on the second floor, this incredible one-bedroom apartment enjoys high ceilings and tall sash windows framing sensational sea views and skylscapes to the southwest, where the sky fills with hot colour during sunset. The manicured gardens within the crescent are a joy to look out over at any time of year, ever-changing with the seasons.

The eye is immediately drawn into the magnificent living room where natural light streams in from the west. Having clearly been renovated by those with a refined eye for interiors and a respect for period property, heritage colours in deep green hues adorn the walls and

many period features which include wall panels, skirtings, internal doors, architraves and cornices. New shelving sits built-into the alcoves for books and ornaments, while a grand fireplace takes centre stage. The floors gleam, and there is ample space for formal dining below pendant lighting and comfortable furnishings alongside vintage radiators to warm the room during winter.

Next door, the Danish Vipp kitchen is equally modern with the feel of a professional kitchen using black cabinetry and a dark metallic sheen from stainless steel worktops. Contemporary pendant lighting brings the atmospherics while appliances are integrated, allowing you to move straight in with relative ease.

The bedroom feels grand, with uninterrupted sea and sky views to be enjoyed from your bed upon waking. The en suite bathroom is a sanctuary, appointed with Italian stone from Salvatori alongside a freestanding oval bath with wall mounted controls and a ceiling mounted rainfall shower.





OWNER'S THOUGHTS

"It has been a real pleasure to breathe new life into this historic property, being careful to retain its heritage and original features while modernising throughout. The sensational sea views are unmatched in Brighton, and the location is magical with so much to enjoy within walking distance."

Education:

Primary: Queen's Park Primary

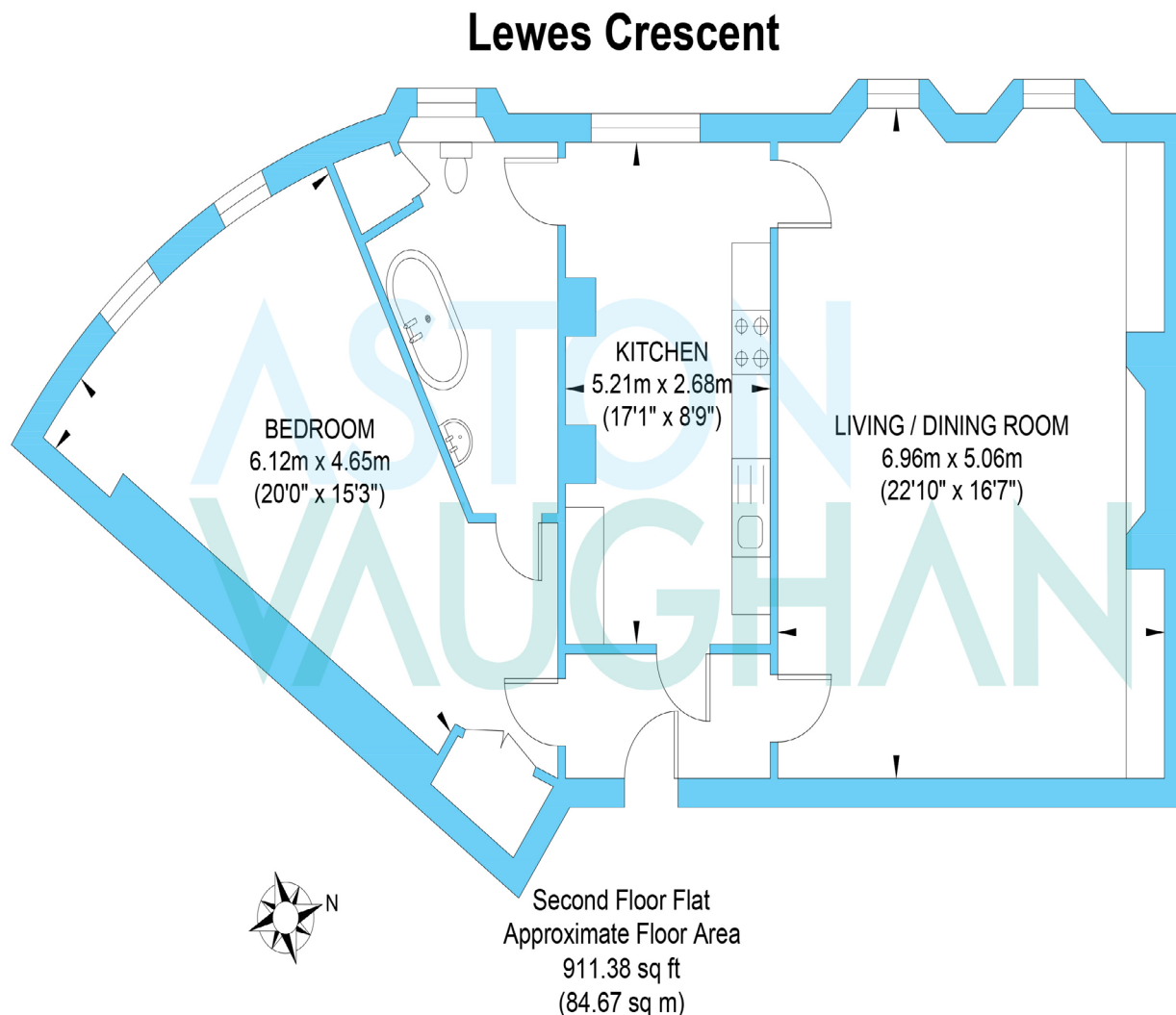
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Montessori

Good to Know:

Sussex Square was designed in the early 1800s by architect Thomas Cubitt, best known for his design of Eaton Square in London. Residents of this historic crescent enjoy private access to the famous Kemp Town Enclosures; seven acres of beautifully landscaped and planted gated gardens across two sites, designed in 1828 and stretching down to the seafront via a secret tunnel which inspired Lewis Carroll, who resided in the Square, to write the opening to Alice in Wonderland.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone H has no waiting list.



Approximate Gross Internal Area = 84.67 sq m / 911.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.