



Lewes Crescent, BN2
£975,000

ASTON
VAUGHAN

INTRODUCING

Lewes Crescent, BN2

4 Bedrooms | 2 Bathrooms | 1 Large Reception 1660 Sq Ft
| 7-acres of residents' garden enclosures with a tunnel leading directly to the beach

Beautifully presented and spacious, this four-bedroom apartment offers luxurious and versatile living space in one of the most prestigious locations in the city. Lewes Crescent and adjoining Sussex Square form a uniquely beautiful cityscape of Regency townhouses encircling manicured communal gardens leading down to the beach and promenade via a private tunnel. This building sits on the westerly curve ensuring the apartment is flooded with natural light from the south and east.

Stepping in through the main pilastered front door, the communal ways are well-maintained with this apartment easy to access on the ground floor. The scale and beauty of the building is immediately apparent when entering the apartment as your line of sight takes you through the depth of the building past the dining area and into the kitchen at the far end, under extremely high ceilings. It is a stylish space where the current owners have a clear eye for colour and interiors, blending the original character and features of the building with contemporary design.





Before venturing further into the flat, the main reception room is first to the left, with a soaring ceiling, stripped wood flooring and decorative plasterwork cornicing wending its way around the perimeter. Two tall sash windows look out to the green of the communal gardens below open skies, dressed in the original timber shutters for complete privacy from outside when needed. A grand fireplace takes centre stage with original marble surround and mantelpiece. There is ample space for entertaining and formal dining alongside room for relaxation on sumptuous sofas and chairs.

The first double bedroom sits off the living room, making it ideal for use as a home office, TV snug or workspace. Returning to the hall, bedroom two is a similar size, offering equal flexibility as to its use. Both rooms have tall sash windows looking into the internal courtyard, so they are frosted for privacy. A timber stud wall currently separates these two bedrooms, which can be easily removed if required, to restore one large master bedroom.

Moving through the flat, the hallway widens as it reaches the kitchen, providing a second social space for dining and entertaining. There is space for cosy furnishings or a table and chairs, so family and guests can sit and chat as the evening meal is prepared. Streamlined and stylish, the kitchen is well-designed for the space, offering plenty of storage alongside an integrated oven, gas hob and dishwasher. Space has been left for a tall fridge freezer while the utilities have a room of their own, tucked away at the far end of the apartment off bedroom four. This is another double room with wood flooring, tall white walls and an ultimately peaceful position to the rear of the building.

Nearby, the main bathroom is chic using a monochrome palette with a black framed shower panel over the bath and plenty of storage below the basin to keep the space clutter free. The principal bedroom suite next door is the largest double room with two westerly sashes to bring in a warm afternoon light. With a king size bed, the floor space is not compromised and there is plenty of built-in wardrobe space to cater for two. As with the main bathroom, the en suite shower room is stylish with retro wall tiles and black frames to the shower panel.





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Vendors' Comments:

"It has been a real pleasure living here on Lewes Crescent with the gardens and beach to be enjoyed all year round. We have enjoyed entertaining in the flat as there is so much space and it is hugely versatile with so many bedrooms – it's great for having guests to stay. Equally, it would work well for families and there are many who live on the square and in the crescent as the local schools are great. In addition, there is a lovely sense of community here, but Kempdown is also uniquely friendly with lots of lovely shops and cafes – it will be a wrench to leave.

Education:

Primary: Queen's Park Primary, St Luke's Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Roedean, Montessori

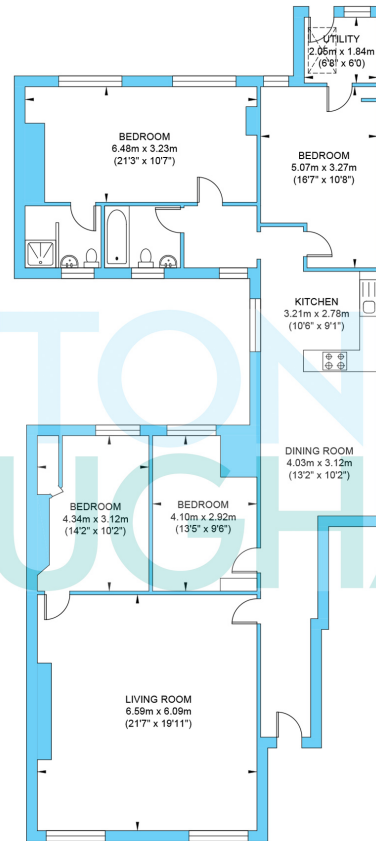
Good to know:

Lewes Crescent 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.



Lewes Crescent



Ground Floor
Approximate Floor Area
1660.54 sq ft
(154.27 sq m)

Approximate Gross Internal Area = 154.27 sq m / 1660.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.