



## Tivoli Crescent, Brighton

Offers In Excess Of  
 £1,200,000  
 Freehold

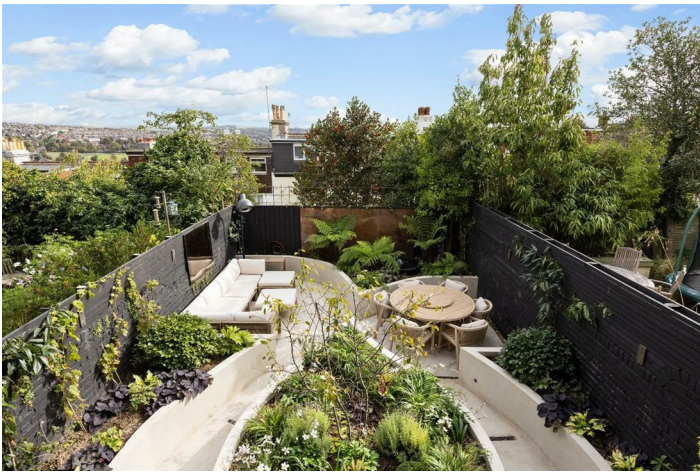
- IMPECCABLE FOUR/FIVE BEDROOM EDWARDIAN HOME
- EXCEPTIONAL VIEWS OVER PRESTON PARK
- LANDSCAPED REAR GARDEN WITH OUTSIDE KITCHEN
- MASTER SUITE WITH MICROCEMENT BATHROOM & PRIVATE BALCONY
- HIGHLY SOUGHT AFTER PRESTON PARK LOCATION
- OPEN PLAN KITCHEN/LIVING/DINING ON THE LOWER GROUND FLOOR

Robert Luff & Co are delighted to offer to market this outstanding, rarely available four/five bedroom Edwardian residence, spanning over 2283.77 sqft, situated in the ever popular Tivoli Crescent. The property has a convenient location near Preston Park mainline station on this sought-after residential road of similar period properties. Situated in the sought-after Tivoli district, just off Dyke Road and close to Preston Park railway station (0.2 miles), this location offers excellent links to London and Gatwick. The area is well-connected to the A27/A23 and Devils Dyke, with regular bus services to the city centre, Churchill Square, and Brighton's famous seafront. It is also home to good local state and independent schools, as well as amenities like Pavilion and Avenue Tennis Club, Wihdean Sports Stadium, Dyke Road Park, and Hove Park. This house is a short walk from Preston Park, providing a range of recreational facilities for your enjoyment.

Tivoli Crescent in Brighton is no ordinary Victorian terrace. It has been painstakingly renovated and extended by its current owners, benefiting from a complete rewire, full replumb, acoustic insulation and new double-glazed wooden sash windows, transforming it into an exquisite, London-style home with over 2300 sqft of genuine living space. It offers breath-taking panoramic views of the downslands, high-end bathrooms, a meticulously handcrafted kitchen and a professionally designed garden. This property stands alone in its luxury and impeccable finish and must be seen to be appreciated.

Robert  
 Luff & Co  
 Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Lower Ground Floor

Descending to the lower ground floor, you'll discover the showstopper—a handcrafted bespoke kitchen by the award-winning carpenter's Woodworks of Brighton. This open-plan kitchen, living room, and diner feature a blend of natural materials, from the concrete floor and exposed steel beams to the Quartz worktops and fluted glass. It is truly exceptional.

The centrepiece is the 4m long curved island with brass detailing and fluted oak cupboards and drawers.

From the double pantry cupboards to the inset LED strip lighting in the cocktail bar, the attention to detail is everywhere. The appliances are again top of the range, including an AEG induction hob with built-in downdraft extractor, double self-cleaning AEG ovens, and a Miele integrated dishwasher. To the north end is the dining area, which ties in seamlessly to the kitchen, with its curves and fluted Oak window seat. To the south end is the family room with micro cement flooring, acoustic wood panelling, and full-height crittall-style doors leading to the garden.

### Ground Floor

As you step inside, you'll immediately be captivated by its style, starting with a statement entrance hall; with its 2.9m ceiling height, you are immediately hit by the grandeur of this exquisite home. The front sitting room or home office boasts a solid wood bay window with fitted plantation shutters. It features panelling on the walls, original stripped wood flooring, and a glass floor that casts natural light into the lower ground floor below. Transitioning into the living room, you'll find full-height crittall-style doors that flood the room with natural light, revealing stunning views across Preston Park. Original wood flooring, panelling, and a striking black ceiling add to the room's allure. These doors lead to a balcony overlooking a beautifully landscaped rear garden. A tastefully finished W.C. completes the ground floor.

### First Floor

The first floor encompasses three double bedrooms with fitted wardrobes, a luxurious family bathroom, and a practical laundry room/fourth bedroom with fitted cupboards and a separate shower. Ascending to the second floor, you'll find the crown jewel—the master suite. Spanning over 25 feet, this room is drenched in natural light, featuring handcrafted fitted wardrobes and a luxurious en-suite stone bathroom with a separate shower and steam room. The dual-aspect room leads to a unique roof terrace offering panoramic views of the city and the sea—an idyllic spot to unwind and enjoy stunning sunsets.

### Garden

The landscaped rear garden, designed by Alex Plumley, offers various zones for relaxation, a dining area for entertaining, and an outdoor kitchen, making it an ideal space for hosting gatherings and garden parties. It features the same curves and microcement as the lower ground floor, offering the perfect blend of inside-outside living.

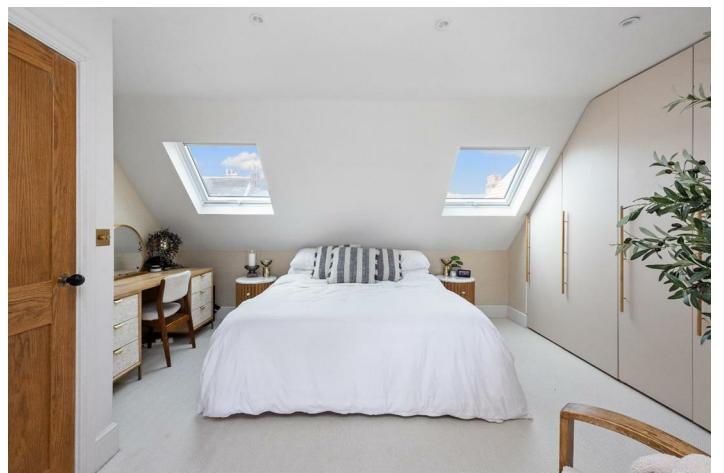
### Agents Notes

Council Tax Band: E

EPC Rating: TBC



28 Blatchington Road, Hove, East Sussex, BN3 3YU  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

## Tivoli Crescent



Approximate Gross Internal Area = 212.17 sq m / 2283.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.