



Tivoli Crescent, Brighton, BN1 5NB

welcome to

Tivoli Crescent, Brighton

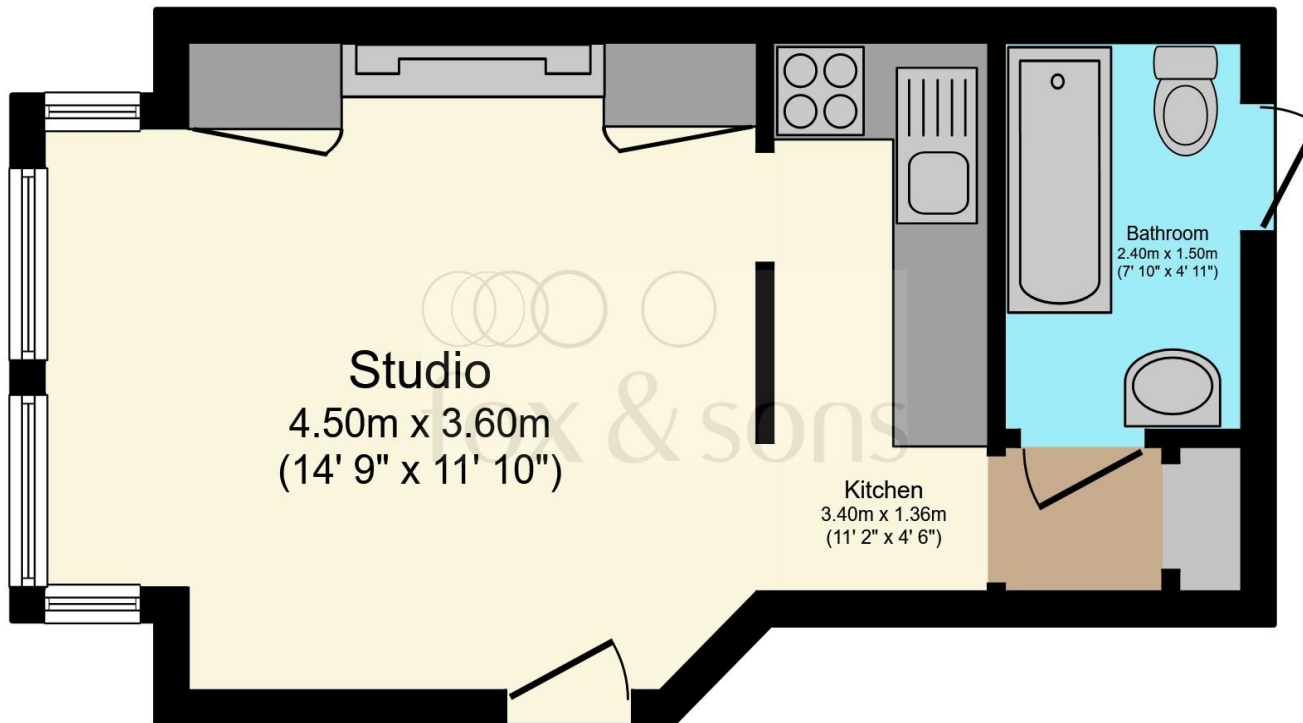
Fox & Sons are delighted to offer for sale this bright and airy ground floor studio flat in a sought-after position in the 'Tivoli district' of Brighton with a patio area, unusual for a studio flat. Further benefits include a share of freehold & no onward chain.



Set within an attractive Victorian style residence, you will find this bright and spacious ground floor converted studio apartment which is need of updating.

The apartment also benefits from an outside patio area which is unusual for a studio flat, share of freehold, separate kitchen, modern white bathroom suite, gas central heating, no onward chain and would make an ideal first home or BTL investment.

Tivoli Crescent is a sought-after residential location which is within 0.2 miles of Preston Park station, while London Road with its shops, restaurants and cafes is only a short walk away and there is easy access to the city centre, Brighton seafront and Brighton mainline station via local bus transport.



Total floor area 27.2 m² (293 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Situated in the sought after Tivoli district, just off Dyke Road and within easy reach of Preston Park railway station (0.2 miles) with its excellent links to London and Gatwick. The area is well placed for access to the A27/A23 and Devils Dyke, and is served by regular bus services running to the city centre, Churchill Square & Brighton's famous seafront & promenade. Good local state and independent schools can be found in this district, along with other amenities such as Pavilion and Avenue Tennis Club, Withdean Sports Stadium, Dyke Road Park and Hove Park with all their facilities.

The house is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.4 miles, Stanford Infant School - 0.5 miles, Stanford Junior School - 0.7 miles, Balfour Primary School - 0.9 miles, Brunswick Primary School - 1.0 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.1 miles, Westdene Primary School - 1.2 miles, Hertford Infant & Nursery School - 1.2 miles.

Secondary: Cardinal Newman Catholic School - 0.5 miles, Dorothy Stringer School - 0.7 miles, Varndean School - 1.0 miles, Blatchington Mill School - 1.2 miles, BHASVIC College - 1.2 miles, Varndean College - 1.4 miles, Downs View Link College - 1.4 miles.

Train Stations

Preston Park Station - 0.2 miles
Hove Station - 0.8 miles
London Road Station - 1.0 miles
Brighton Mainline Station - 1.5 miles

Amenities

Matlock Road Convenience Store - 0.2 miles
Tesco Express (The Droveaway) - 0.3 miles
Sainsbury's Local (Preston Road) - 0.5 miles
Seven Dials Shopping Parade - 1.1 miles
Goldstone Retail Park - 1.1 miles
Fiveways Shopping Parade - 1.2 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

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- GROUND FLOOR STUDIO FLAT
- SHARE OF FREEHOLD
- STUDIO ROOM WITH BUILT IN STORAGE AND SQUARE BAY WINDOW
- SEPARATE KITCHEN
- STYLISH WHITE BATHROOM SUITE
- PRIVATE REAR PATIO - UNUSUAL FOR A STUDIO FLAT
- IN NEED OF UPDATING THROUGHOUT
- SOUGHT AFTER AREA CLOSE TO PRESTON PARK

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Dec 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106436



Property Ref:
PRP106436 - 0003

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