



Tivoli Crescent, Brighton, BN1 5NB

welcome to

Tivoli Crescent, Brighton

**** CHAIN FREE ** SHARE OF FREEHOLD **** A 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.

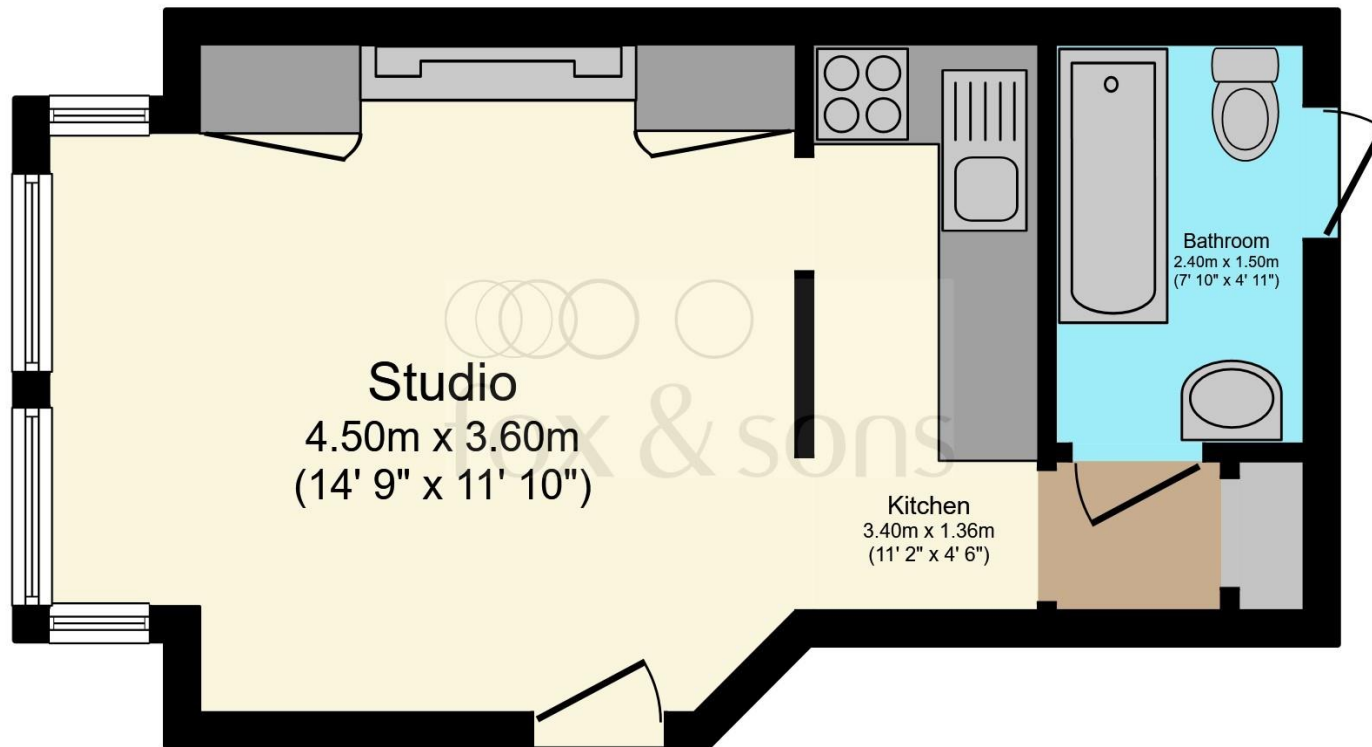


Nestled in a charming Victorian style residence, this ground-floor gem is all about comfort and convenience. It's chain-free, so you can dive straight into your new life here without any hassle. You'll love the share of freehold-it's a real bonus that adds a sense of ownership and community.

Step inside and you'll find a fresh, new kitchen just waiting for your culinary adventures. Whether you're whipping up a quick breakfast or hosting dinner with friends, this space is ready to shine.

But let's talk about the real highlight-the good-sized rear patio! It's perfect for lazy Sunday brunches, evening barbecues, or just soaking up the sun with a good book.

Located in the popular Tivoli area, you're just a short stroll (0.2 miles!) from Preston Park station, making commuting a breeze. This spot is not just a home; it's a lifestyle waiting for you. Come check it out and see why this could be your perfect new beginning!



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

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.

welcome to

Tivoli Crescent, Brighton

- SHARE OF FREEHOLD
- NEWLY FITTED KITCHEN
- PRIVATE REAR PATIO - UNUSUAL FOR A STUDIO FLAT
- CHAIN FREE
- STUDIO ROOM WITH BAY WINDOW
- WHITE BATHROOM SUITE
- CLOSE TO PRESTON PARK
- IDEAL FIRST HOME OR BTL INVESTMENT

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.

offers in excess of

£180,000



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 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk