



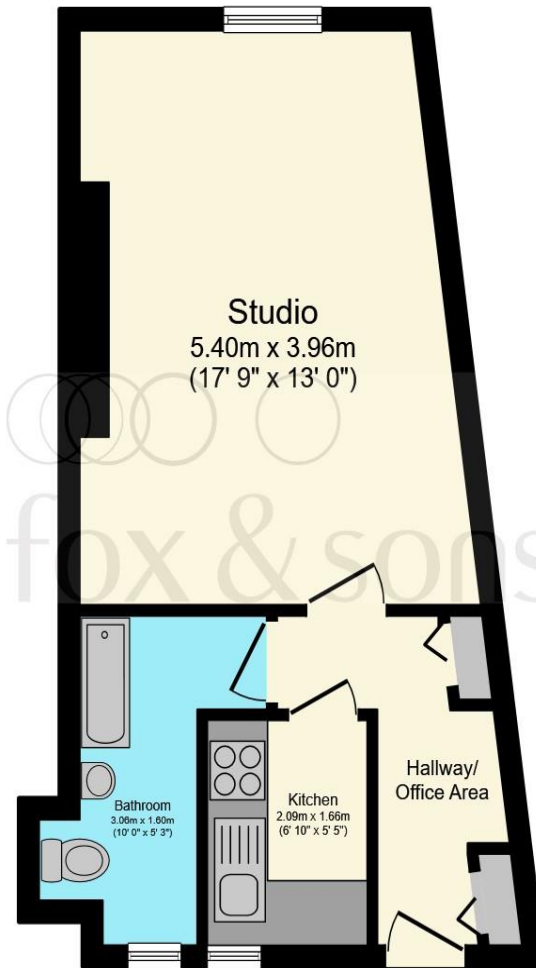
Lewes Crescent, Brighton BN2 1FH

welcome to

Lewes Crescent, Brighton

A Spacious studio which is being sold with no onwards chain, it would make an ideal first time buy or weekend home. It is beautifully presented throughout, having been extensively renovated and has a lovely blend of period feature and modern fittings. It benefits from use of the Kempton enclosures!





Total floor area 33.0 m² (355 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

Fox and Sons are delighted to offer this bright and spacious studio which is being sold with no onwards chain. It has recently been refurbished to create an ideal first time buy or weekend home.

The flat retains lots of character as well as having modern touches and fittings. The hallway is very spacious with plenty of storage and would also work as an ideal home office.

The kitchen has been renovated and comes complete with a modern ceramic hob & oven, new sink and tap, numerous storage cupboards, washing machine, fridge, and contemporary lighting. The bathroom has also been refurbished with a new bath, shower fitting, contemporary lighting, and a large mirror.

The lounge has many original regency fittings: high ceilings, original skirting boards and door, with a large window overlooking Kemp Town. There is an impressive wooden fire surround, contemporary lighting and mirror. The owners have also installed a wall bed which makes the best use of the space and offers a more versatile space for entertaining.

Brighton is one of England's most vibrant and creative cities, it benefits from fresh sea air, easy access to the Sussex Downs and a strong city spirit: exciting street life and food scenes, a wide variety of independent shops and cafes, arts, the Royal County hospital and music venues and soon to become home to Soho's latest (Brighton Beach) House, with a full range of facilities including events, pool and a Soho Works to support the thriving independent work and leisure culture.

Lewes Crescent is the City's earliest and most elegant of Brighton's seafront regency square, steeped in history and retaining private gardens with a tunnel entrance to the seafront which inspired Lewis Carroll's and the terraces aligning to the seafront promenade. This particular house was the home of Thomas Cubitt who developed the terrace and 7.5 acre gardens between 1823- 1827. The Crescent is within walking distance of Kemptown's cafes and restaurants, Brighton Marina's cinema and bars, Brighton City Centre, and its Lanes, and of course the Sea and the Downs. The Crescent also sits within walking distance of the Sussex Downs.

welcome to

Lewes Crescent, Brighton

- Sold With No Onwards Chain
- Water and Heating Included In Service Charge
- Use Of Kemptown Enclosures
- Newly Refurbished
- Ideal First Time Buy or Weekend Home

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107535



Property Ref:
KET107535 - 0004

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 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk