



## Park Crescent, Brighton, BN2 3HA By Auction £225,000 Leasehold

FOR SALE BY AUCTION on 24th September 2024

Auction Guide £225,000+

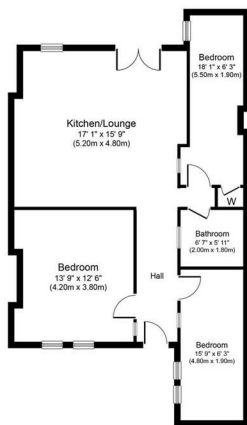
Good size 3 bedroom garden level flat within this magnificent Grade II\* listed building with patio garden whilst in addition, the flat offers direct access into the communal and private Park Crescent gardens that are only accessible to residents living on this side of the Crescent via their own gardens and as such are not available in any way to the general public.

These beautifully manicured lawned and completely level gardens are a highly sought-after and have long been a very special feature of this part of Brighton and is completely unrivalled in this way. Imagine having a private park directly accessed from your very own flat that is only available to the residence of the crescent and this is exactly what you have. This really is a quite wonderful feature to be able to enjoy.

Located within this popular residential location offering access into the centre of Brighton whilst local leisure, recreational and shopping facilities are close by.

PLEASE NOTE THE REASON THE GUIDE FOR THIS FLAT IS SO FAR BELOW MARKET VALUE IS DUE TO DIFFICULTIES IN BEING ABLE TO CONTACT AND COMMUNICATE WITH THE FREEHOLDER. AS SUCH THERE IS NO INFORMATION AVAILABLE IN RESPECT OF THE DAY TO DAY MANAGEMENT OF THE BUILDING SUCH AS SERVICE CHARGE AND BUILDINGS INSURANCE ETC. PLEASE CONTACT THE AUCTIONEER FOR FURTHER INFORMATION.



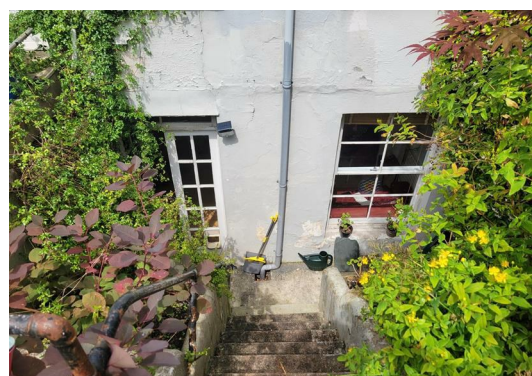
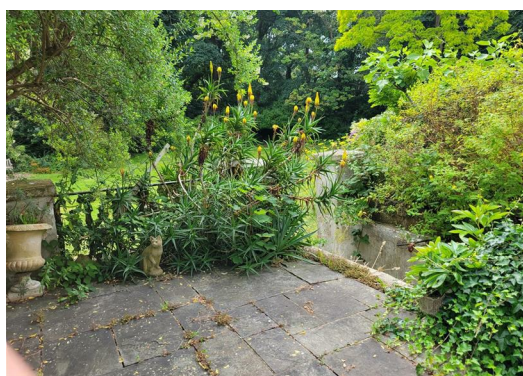
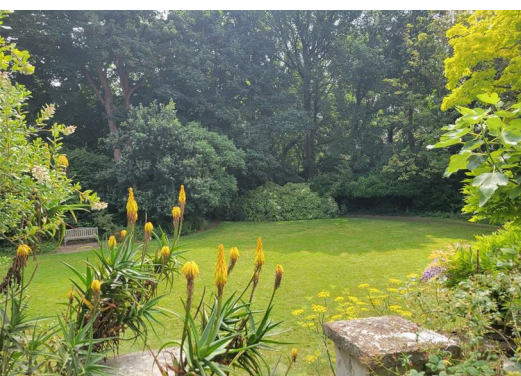


Approximate Floor Area  
791 sq. ft.  
(73.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
TEL: 01273 274 040

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent



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