



10-14 Park Crescent Place

, Brighton, BN2 3HF

£200,000



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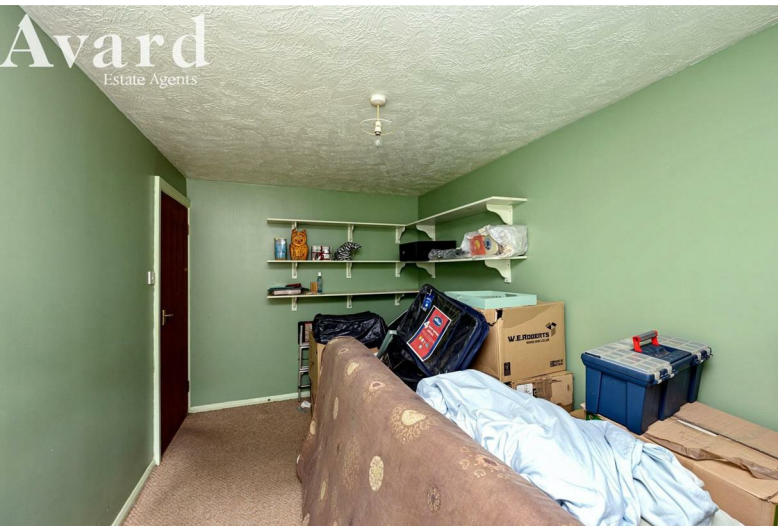


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# Flat 10,10-14 Park Crescent Place, Brighton, BN2 3HF



## Description

Nestled in the heart of the vibrant city of Brighton, Avarde Estate Agents proudly present this charming one-bedroom flat in the sought-after Park Crescent Place. This first-floor apartment, part of a secure gated development, offers a perfect blend of comfort and convenience with a scope for improvement.

Upon entering, you are greeted by a spacious living room, ideal for relaxing or entertaining guests. The lounge also benefits from a bright afternoon sunshine and views of the impressive Georgian Park Crescent itself. The well-appointed kitchen is perfect for whipping up delicious meals, while the bathroom provides a tranquil space to unwind after a long day. The double bedroom offers a peaceful retreat for tranquil nights due to being located at the rear of the property.

This property benefits from an Economy 7 system which charges the heaters and water tank up overnight. There is a current EPC rating of 81(B).

Situated just off Lewes Road, this property boasts easy access to a plethora of amenities including quaint coffee shops, trendy cafes, lively bars, and delectable restaurants. The popular London Road, open market, and various shopping options are all within reach, ensuring you have everything you need right at your doorstep.

For those who commute, Brighton mainline train station is a short walk away, offering convenient links to Gatwick Airport and London. Additionally, bus services along Lewes Road provide easy access to the rest of the city and beyond, making this location ideal for both work and leisure.

Don't miss the opportunity to make this delightful flat your own. Contact us today to arrange a viewing and experience the charm of Park Crescent Place for yourself.

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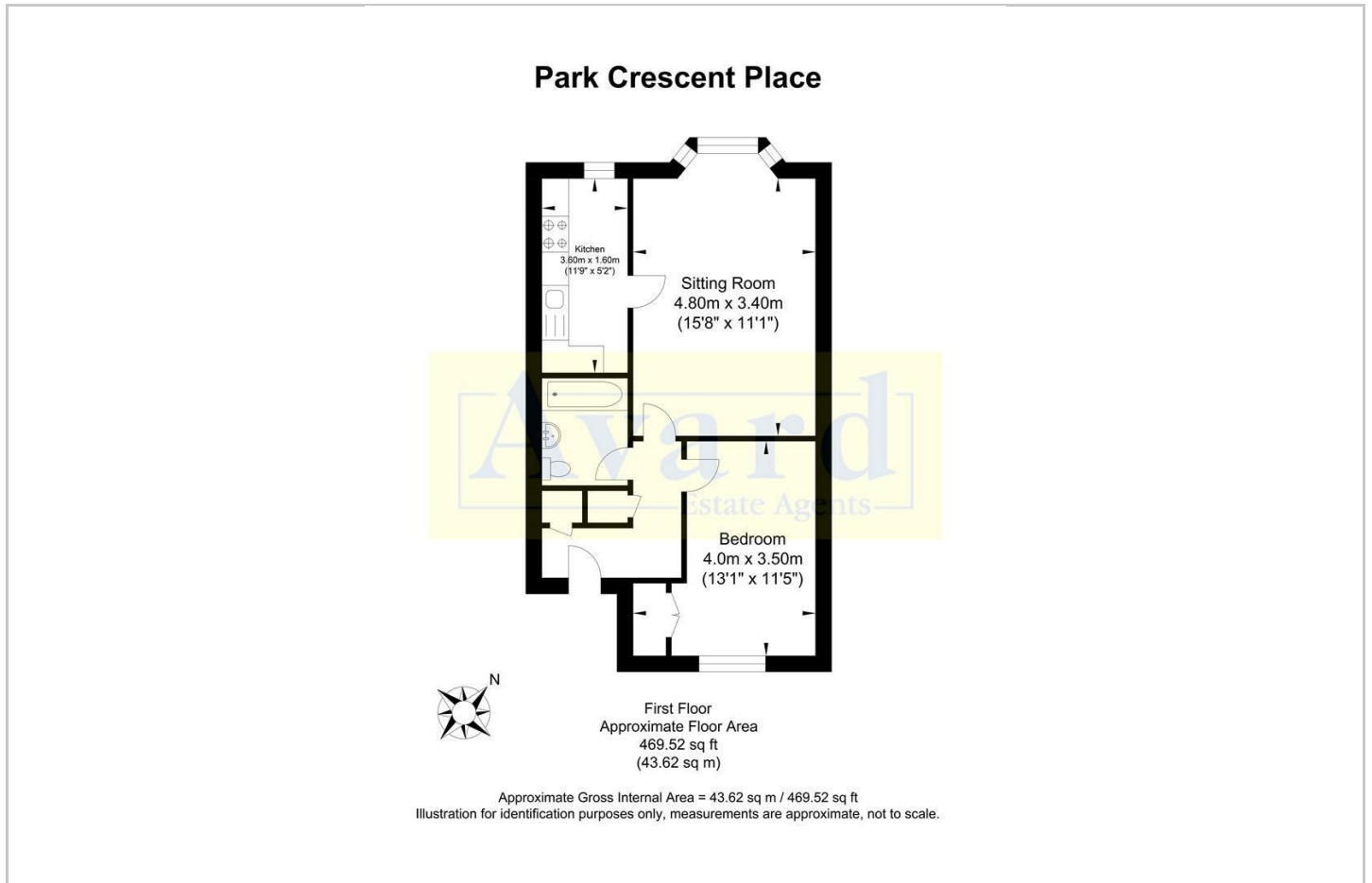
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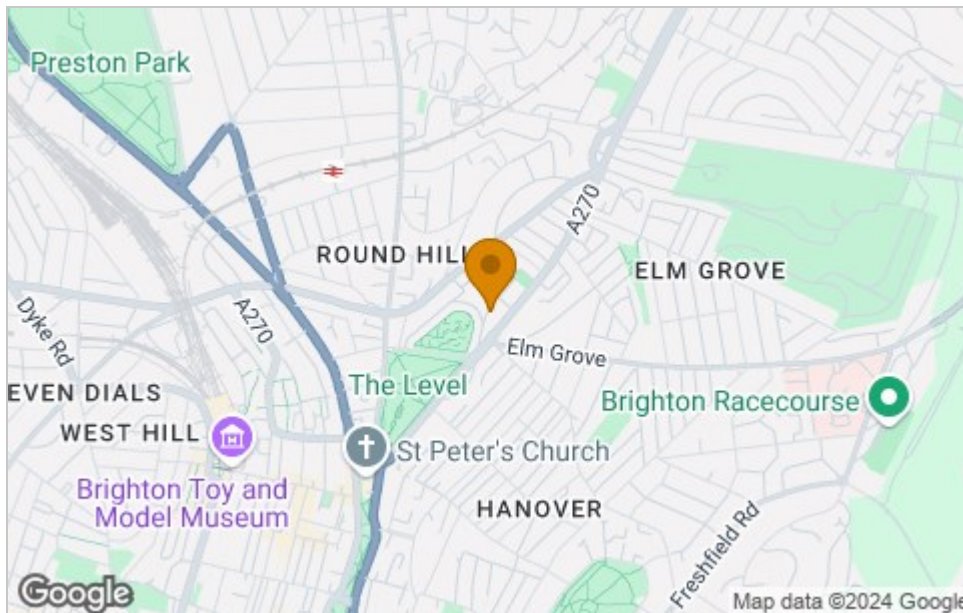
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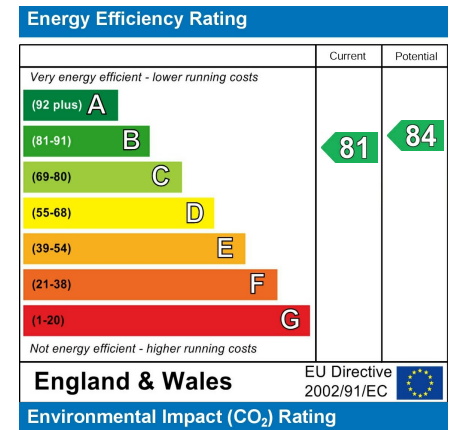
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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