

# 95 Tivoli Crescent North

Brighton, BN1 5NA

**Guide price £900,000**

Guide Price £900,000 - £950,000

This beautifully modernised 4-bedroom detached family home offers over 1,540 sq. ft. of well-balanced living space, recently refurbished by the current owners to a high standard throughout. Upon entering there is a study / playroom on the left and a generously sized living room on the right. At the rear of the property the owners have extended and fitted a modern open-plan kitchen and dining area, with built in appliances and doors leading out onto the south-west facing rear garden. Also on the ground floor is a separate utility room and downstairs WC.

Upstairs there are 4 bedrooms, including a spacious master bedroom suite featuring a walk-through wardrobe and ensuite shower room, and a modern family bathroom.

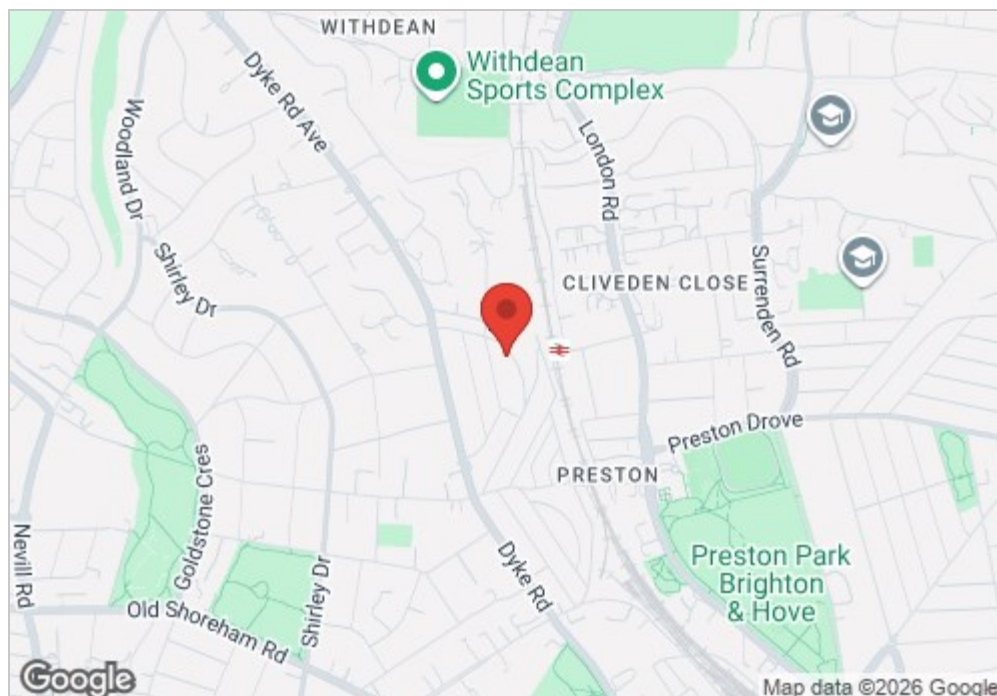
At the front, the owners have created off street parking for 3 cars. The former garage has been partially converted providing extra internal space and storage.

Ideally located on a sought-after residential road of similar period properties, this property benefits from excellent connectivity and easy access to local amenities. Nearby, Preston Park mainline station (0.4 miles) offers direct commuter links to London and Gatwick, while nearby Dyke Road provides quick and easy routes in and out of the city, with fast access to the A27, A23 and South Downs National Park which are just minutes away. The area is well served by highly regarded state and independent schools, including Cardinal Newman & Dorothy Stringer. Other nearby local amenities include the Pavilion and Avenue Tennis Club, Dyke Road Park, Preston Park and Hove Park. Local shops, pubs and cafes, including a Tesco Express, add to the convenience, while Brighton city centre provides excellent shopping facilities with the seafront and Hove Lawns also easily accessible.



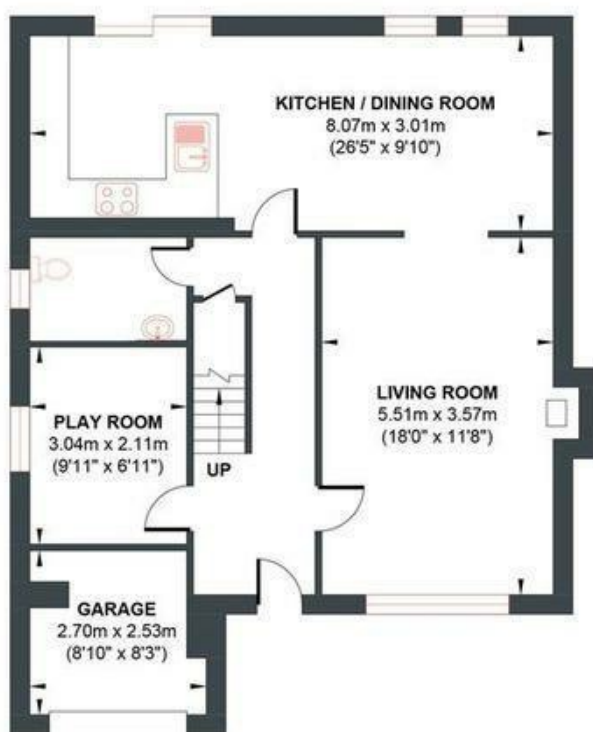
- DETACHED
- 2 BATHROOMS
- OFF STREET PARKING
- CLOSE TO PRESTON PARK STATION
- UTILITY ROOM
- 4 BEDROOMS
- 1547 SQFT
- SOUTH WEST FACING GARDEN
- RECENTLY REFURBISHED
- 2 RECEPTION ROOMS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	



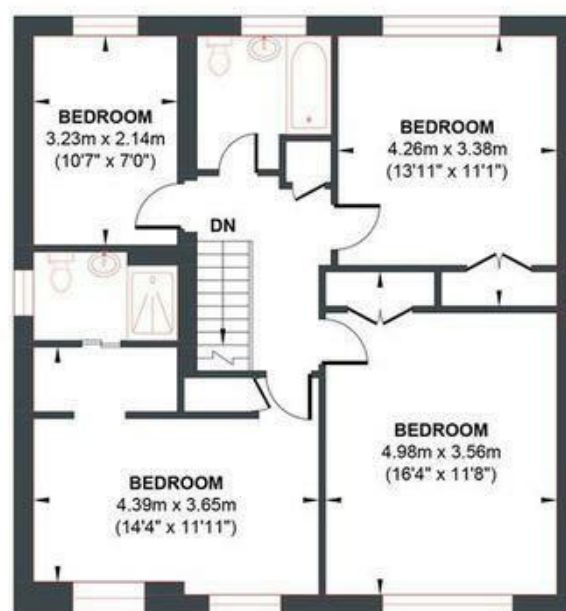
## TIVOLI CRESCENT NORTH

Approx. Gross Internal Floor Area (Including Garage) 143.74 sq m / 1547.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



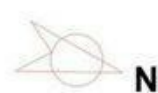
GROUND FLOOR

Approximate Floor Area  
803.41 sq ft  
(74.64 sq m)



FIRST FLOOR

Approximate Floor Area  
743.78 sq ft  
(69.10 sq m)



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All measurements are approximate

