



Crescent Place, BN1

Guide Price £900,000 - £950,000

ASTON
VAUGHAN

INTRODUCING

Crescent Place, BN1

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | 1584 Sq Ft

- Beautiful 5 bed Regency house
- Prime lane in Kemptown Village
- Sea views
- Potential for LGF apartment stnc
- East patio, southeast sun terrace, west balcony
- Between beach bars, lido & playground, & cafés, shops, restaurants
- Ideal home/high yield investment
- Stroll to Brighton College & County Hospital

Pretty as a picture with a freshly painted frontage and handmade, double glazed windows on the ground and top floors, this elegant, 5 bed end of terrace house has sunny, sociable outside space and 4 versatile storeys of 157.2m² (1693 sq. ft.) – but is not listed.

A prime location, the sea, beach bars, a lido, gym, yoga studio, volleyball courts and a playground are at one end of the lane and the vibrant lifestyle of Kemptown Village (with cafés, a farmer's market, chemist and small Co-Op) at the other. Sensitively improved to create a stylish but comfortable family home, inside the layout offers flexibility, the lower ground floor now used for grown children's visits and occasionally as 5* Bnb to deliver a generous, passive income.

Attracting investors, professionals and small families with the picturesque lanes a 10-15 min seafront stroll, the legal quarter, Amex, County Hospital and good schools – including St. Luke's and Brighton College -are all within a 2-15 min walk and if you need swift access to the airports or London, the station is about 5-7 mins by cab.





The Entrance Hall and Lower Ground Floor:

Tiled in traditional style, the hallway is filled with light which streams through two large skylights high overhead. To the right a stained glass door leads to the upper storeys whilst ahead, broad painted stairs lead down to the lower floor with Travertine stone laid throughout the utility area and kitchen dining living room including beneath the kitchen units, range etc.

Designed in an era reliant on natural light, the kitchen dining living room stretches from east to west with 4.42 x 6.8m (14'6 x 22'4) to enjoy. Absolutely private, with ample room for sofas and big dining table, this space is all about enjoying friends and family. The streamlined kitchen delivers plenty of storage whilst solid wood surfaces gleam beneath a choice of lighting levels. The fabulous multi fuel range will stay, there is an integrated dishwasher and several power points include USB chargers. Double glazed French doors open to a spacious, lit patio, ideal for alfresco entertaining, and it's also planted for low maintenance so you'll have more time for fun.



At the foot of the stairs, the utility area has plumbing for both a washing machine and a dryer as well as a door to the patio and built in cupboard. Discreetly tucked away, the contemporary shower room has a frosted, double glazed window, power shower, extractor fan and stylish but practical finish.

The Ground Floor and Sun Terrace:

At the front of the house, an elegant study/bed 1 has space to share and custom made shelving, cupboards and large desk in the deep west facing bay.

Next door, the family room/bed 2 is light and inviting and flows past a coffee station and utility area into the sunny, southeast sun terrace which gets the mid-day sun and has a light for informal suppers and ample space for a table and chairs.





The First Floor Principal Bedroom and Bathroom 2:

Regency romance springs to life in a beautiful principal bedroom of dual aspect. Spanning the full width of the building, this room bathes in sunlight. French doors stretch almost to the ceiling and sweep out to a west facing balcony where you can enjoy the view of the sea sparkling at the end of the lane.

Next door, a large, luxury bathroom has both a freestanding slipper bath and separate, walk in shower with a dual head system. The tall sash window is half frosted for privacy and the traditional hand basin has a shaving/toothbrush point. An airing cupboard is just outside.

Two Second Floor Bedrooms:

Big and bright, the front bedroom (4) also spans the whole width of the house with twin, custom made double wardrobes and fitted shelving. There was once a sink in this room, raising interesting possibilities.

Quiet and comfortable, the fifth bedroom is also a double with a large east window at the back for the morning sunshine and a skylight in the vaulted ceiling so you can sleep beneath the stars.







Vendors' Comments:

"We immediately fell in love with this charming house which is always light and inviting – and lovely and airy during high summer. A very happy and sociable home which has easily adapted to our changing needs, it's the ideal place for friends to meet before a night out in the city as there's plenty of space here for them to mill around in! Surprisingly quiet at night and at weekends, the location is hard to beat. There's always something to do or see in the village whatever your mood and the sea, beach bars, open air pool, outdoor gym, yoga studio and a playground with café looking over the beach – to name just a few attractions- are at the bottom of the lane out of hearing and everything you could possibly want is easy to walk to, including the Lanes and station"

Education:

Primary: St Lukes, Queen's Park

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Brighton Girls, Roedean, Lancing, Bede's

Good to Know:

Kemptown Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and weekly farmer's market it also has a small supermarket, a deli and a chemist. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast links to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby. Parking Zone H has no waiting list.

