



16 Crescent Road

, Brighton, BN2 3RP

Guide price £375,000



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Description

GUIDE PRICE £375,000 TO £400,000

Avard Estate Agents proudly presents this charming raised ground flat with a share of the freehold, nestled on Crescent Road in the lively city of Brighton. Dating back to 1880, this Victorian gem boasts a rich history and has been meticulously updated by the current owner to offer a blend of classic elegance and modern comfort.

Having the benefit of your own private street entrance leading in on the ground floor where you'll find a cosy living room, a well-appointed kitchen breakfast room, and two spacious double bedrooms. The highlight of this property is undoubtedly the fantastic westerly aspect rear garden, perfect for enjoying those sunny afternoons.

Situated in the sought-after Roundhill Conservation Area, nestled between the vibrant Fiveways and the popular 'Preston Circus', this flat offers the best of both worlds - a peaceful retreat from the hustle and

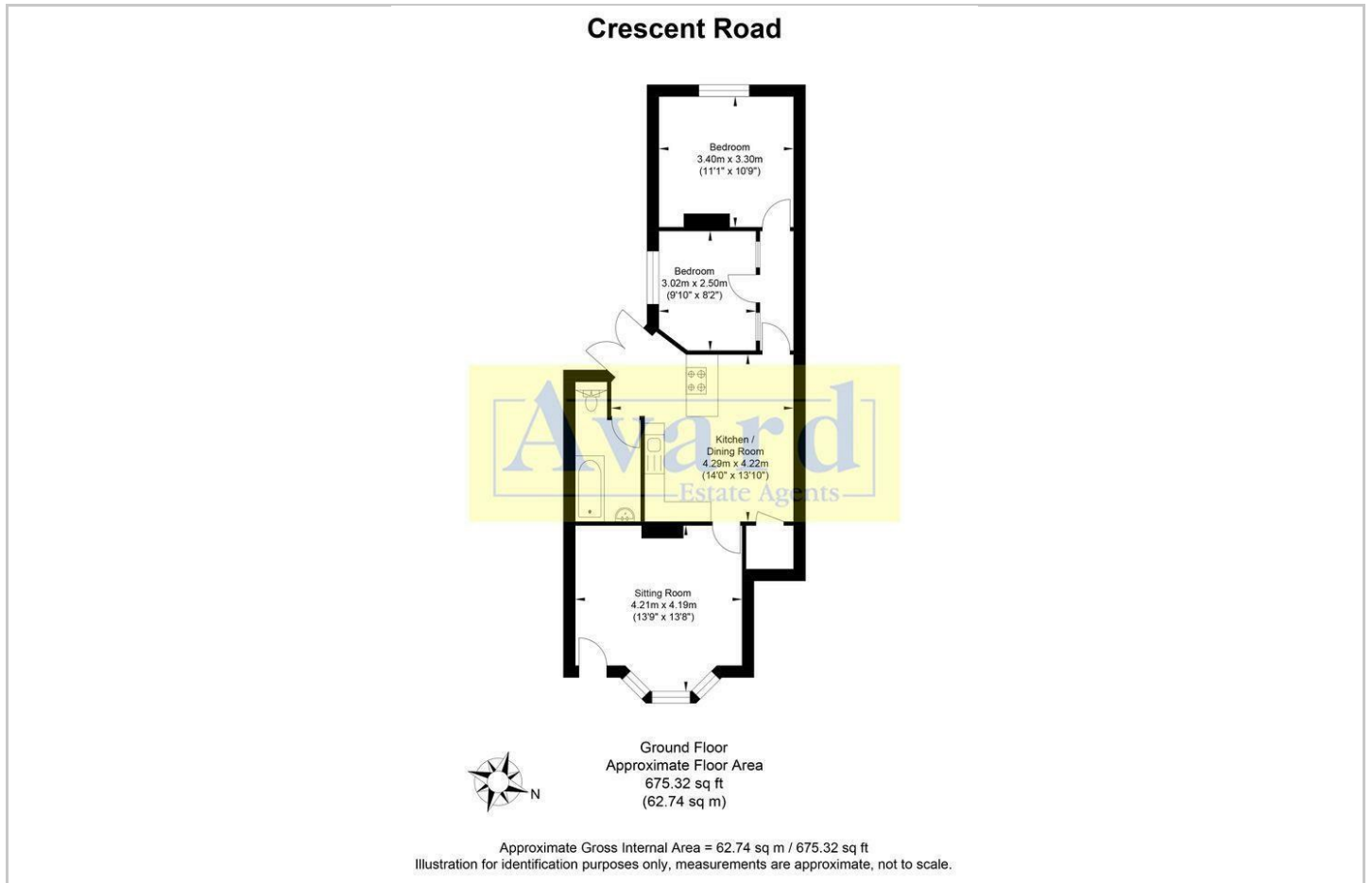
- Share Of Freehold
- Parking Zone J
- Spacious Lounge & Kitchen
- Raised Ground Floor
- Must Be Viewed
- Own Street Entrance
- 2 Double Bedroom's
- Desirable Location
- Garden Flat
- Roundhill Conservation Area

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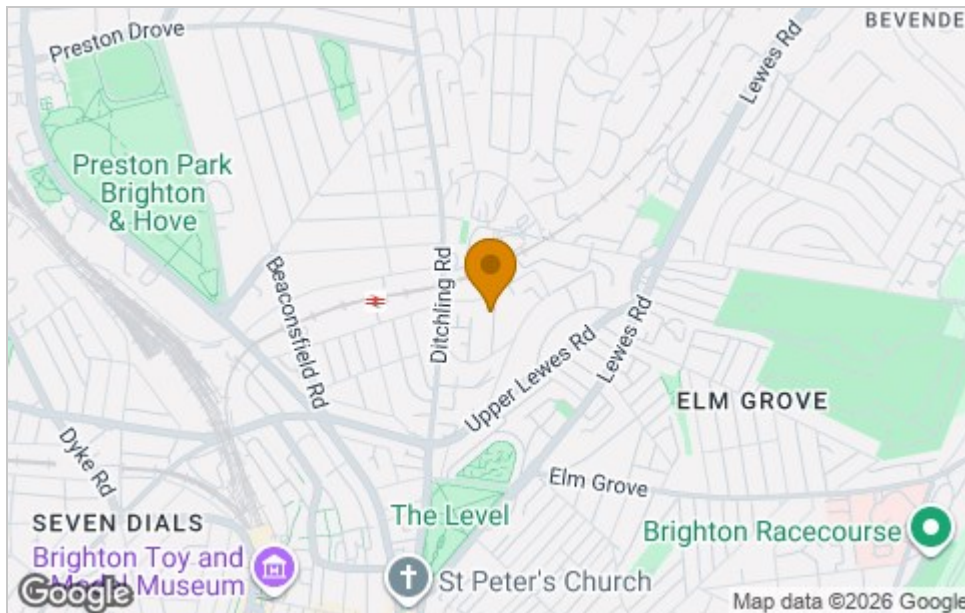




Floor Plan



Area Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

