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Flat 9, 24 Park Crescent
Brighton, BN2 3HA

Price Guide £280,000 - £300,000



Flat 9, 24 Park Crescent, Brighton.

Park Crescent is a highly regarded residential address in central Brighton, enjoying a peaceful setting whilst remaining within easy reach of the city's many amenities. The elegant crescent surrounds attractive communal gardens, providing a pleasant green outlook and a welcome sense of space in the heart of the city.

The property is conveniently positioned for access to Brighton city centre, with a wide range of shops, cafés, restaurants, bars and leisure facilities all within easy reach. Brighton Station is also accessible, providing regular rail services to London and other destinations, while the seafront and famous promenade are just a short distance away.

- First Floor Flat
- Two Double Bedrooms
- Lounge and Kitchen
- Bathroom / W.C.
- GCH & Sash Windows
- Balcony & Views Overlooking Communal Gardens
- Share of the Freehold
- No Onward Chain
- EPC Rating C Council Tax Band B
- Guide Price £280,000 - £300,000





Park Crescent Gardens.

The communal gardens at the centre of Park Crescent are a particularly appealing feature of the development. The landscaped open space provides residents with a tranquil setting and attractive green surroundings, offering an ideal place to relax and enjoy the outdoors while being close to everything central Brighton has to offer.

Situated on the first floor, this well-proportioned dual aspect flat offers spacious and versatile accommodation with pleasant views over the communal grounds.

The property is approached via a welcoming entrance hall with useful, fitted storage. To the front of the flat are two comfortable double bedrooms, both benefiting from extensive fitted book shelving. A separate cloakroom and bathroom/WC provide additional convenience.

To the rear of the property is a bright and inviting lounge, featuring a pair of sash windows overlooking the communal gardens below. A glazed door opens onto a balustrade balcony, providing a pleasant outdoor space and an attractive outlook.

Adjacent to the lounge is a fitted kitchen with an oven, hob and extractor hood, together with space and plumbing for a washing machine, fridge and freezer. A window overlooks the communal gardens, while a wall-mounted Worcester boiler provides domestic hot water and central heating.

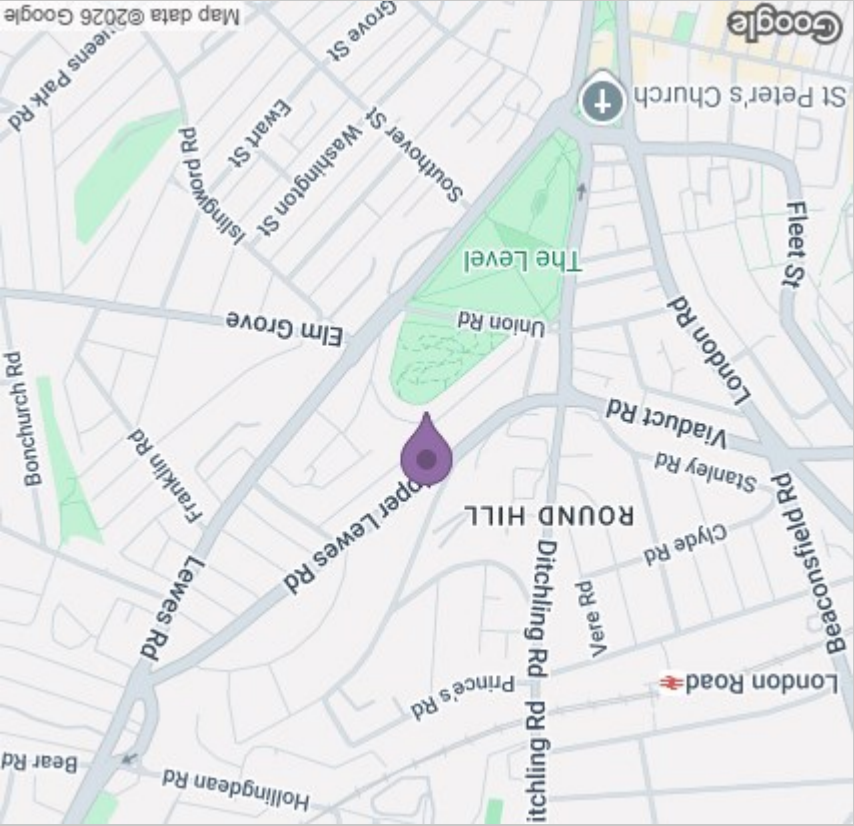


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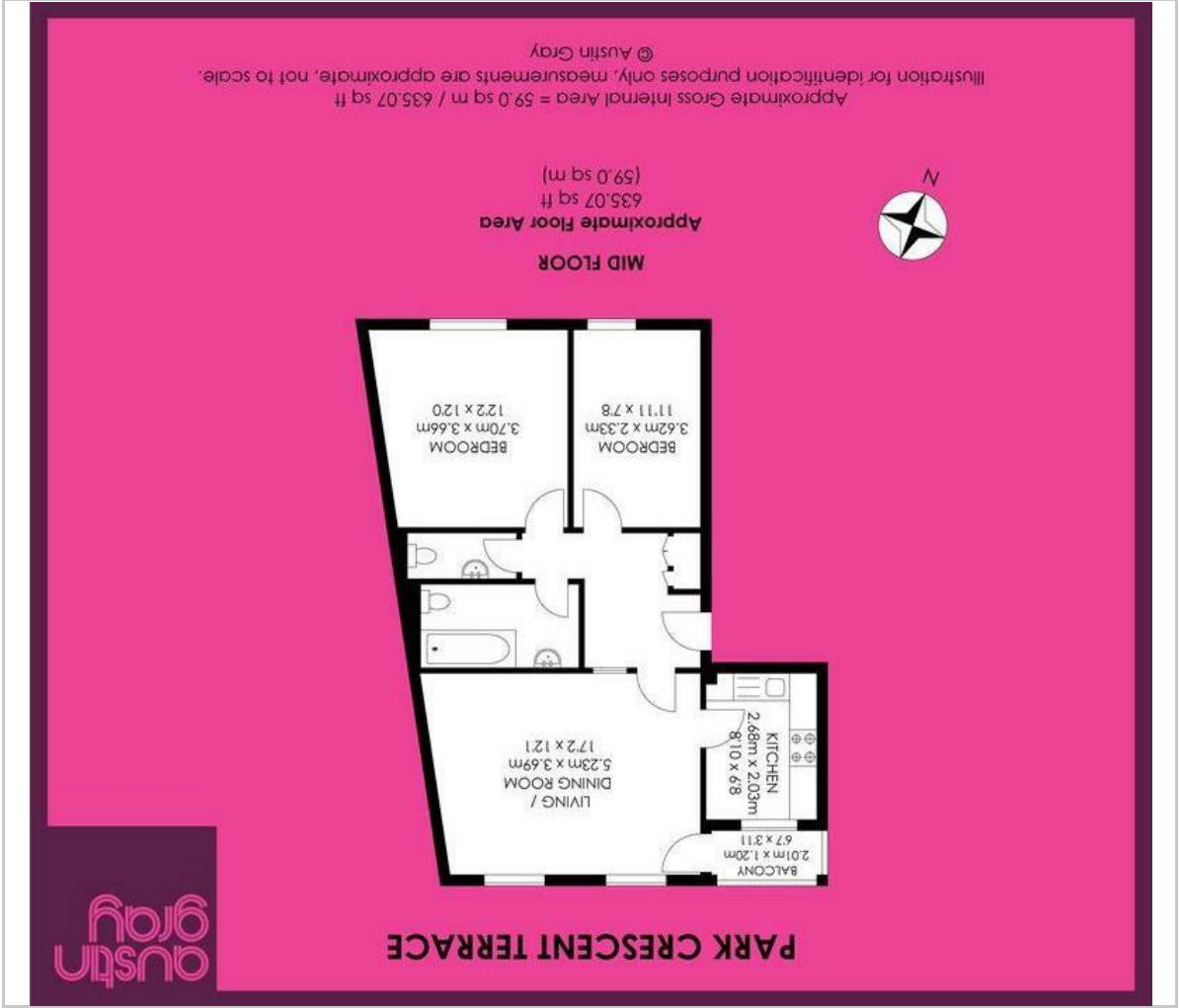
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (81-91)	Very energy efficient - lower running costs (92 plus)
A	A
B	B
(85-90)	C
(74)	
D	
(55-65)	
E	
(35-50)	
F	
(21-30)	
G	
(1-20)	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.