

Park Crescent

Brighton

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COMMERCIAL



Park Crescent Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

Set within one of Brighton's most distinguished and architecturally elegant crescents, this beautifully proportioned two-bedroom garden apartment forms part of an attractive period building in an exceptional central location. Park Crescent, with its expansive ten-acre private gardens, offers a rare sense of tranquillity within the vibrant heart of the city and sits within the highly regarded Valley Gardens Conservation Area.

The property is ideally positioned within easy walking distance of Brighton mainline station, the North Laine, Brighton Open Market and the seafront, making it perfectly suited to both city living and commuting.

Accessed via its own private entrance, the apartment opens onto a charming front courtyard garden. Inside, the kitchen is well appointed and complemented by a separate adjoining pantry, offering valuable additional storage and practicality. A spacious and welcoming hallway, creating an immediate sense of light and proportion lead to the two generous double bedrooms, both well proportioned and thoughtfully arranged. To the rear, the elegant reception room is a particular highlight — a beautifully light-filled space with large sash windows and a door opening onto a private courtyard garden. Beyond, there is direct access to the stunning communal gardens, providing a peaceful and verdant outlook rarely found in such a central setting.

Rich in character, the property retains an array of original period features including an elegant fireplace, sash windows and exposed wooden floorboards, all of which enhance its timeless appeal.

A well-sized bathroom and built-in storage cupboards complete the accommodation.

A rare opportunity to acquire a heritage home of considerable charm and scale, set within one of Brighton's most prestigious addresses, offering both serenity and immediate access to the very best of city living.



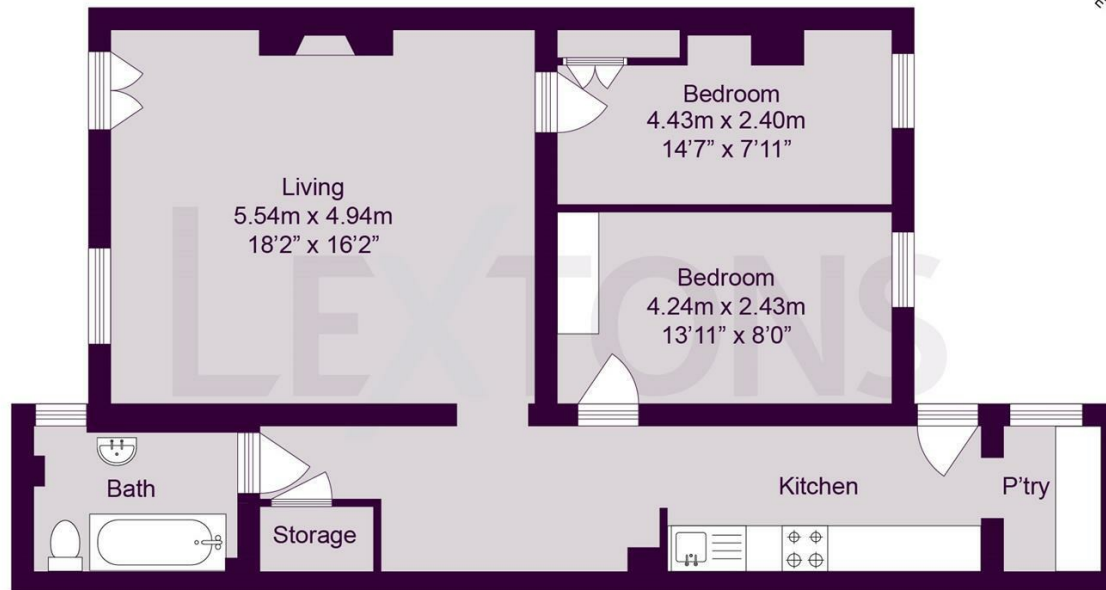




SCAN HERE TO OFFER ON THIS PROPERTY



Basement



Approximate gross Internal floor Area 80.74 sq m/ 869.04 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

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