



Crown Street, BN1

£772,500

**ASTON**  
**VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Crown Street, BN1

3 Bedrooms | 1 Bathroom | 1 Reception Rooms | 901 sq ft  
| Sunny landscaped rear garden | Central location

Lovingly restored over the last 10 years, homes of this turn key ready standard, in this location, seldom come to market. Three full-height storeys with an unconverted attic, this is the perfect example of a modernised Georgian town house with garden and sea views. Located in a cul de sac just off western road this stylish space is impeccable in presentation and supremely silent in its position, there is no traffic noise: a sought after combination.

As you enter, the living space expands through seating and dining zones and seamlessly embraces the kitchen and garden aspect. A picture window highlights the garden and invites an inside outside lifestyle, with separate access both from the living and kitchen areas. Flooded with light that moves from front to back, even the dreariest Brighton days leaves this space naturally bright.

The kitchen is well-appointed and practical, featuring generous storage, a Bosch oven, and a Vaillant boiler, ideal for modern family life. Additional storage is cleverly integrated under the stairs.



This stylish home spans three full-height storeys, with an unconverted attic, providing flexible living space. Designed to maximise natural light, the space flows seamlessly from front to rear, offering versatile zones for relaxing, dining, and entertaining. A large picture window frames the landscaped garden, enhancing the sense of connection between inside and out, with separate access from both the living and kitchen areas.

On the first floor, the primary bedroom sits alongside the family bathroom, creating a convenient and private suite-like arrangement. The bathroom is generous and tranquil, boasting an enormous freestanding bath and a large separate shower.

The third floor houses two further double bedrooms, both spacious and full-height, complete with built-in storage, offering comfortable private retreats, making the layout perfect for families or those needing flexible spaces for work or guests.

Larger than most in this locale it is landscaped and benefits from sunlight for the larger part of the day, a fantastic space perfect for daytime and evening entertainment. This home brings the outside in, it takes under 5 minutes walking to access the beach from this address. Similar time to reach Brighton station yet far enough to benefit from a close and vibrant community.

Equidistant to M&S and Waitrose the town house offers a peaceful yet central location allowing for an enviable lifestyle. You will benefit from a wealth of amenities on your doorstep without the hectic pressures that homes so centrally located are usually afforded.

Extraordinary seldom seen vertically opening original windows to the front and energy saving double glazing to the rear, the thoughtful renovations have been done for you.

This charming terraced house represents a rare opportunity to enjoy a stylish, centrally located home with a desirable garden in Brighton. With its combination of versatile living space, quality finishes, and unbeatable location, early viewing is strongly recommended.







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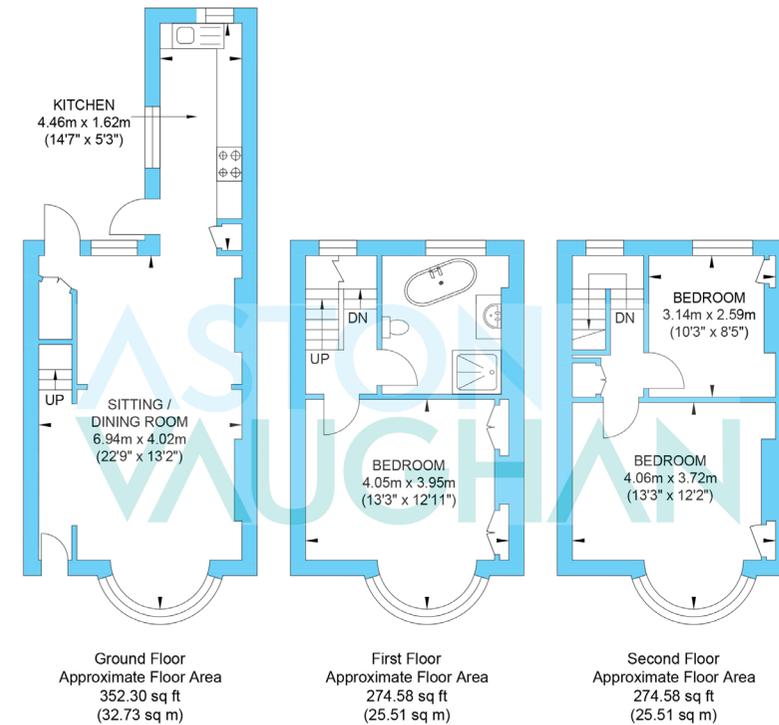
## Education:

St Paul's C of E, St Mary Magdalene  
Varndean, Dorothy Stringer  
BHASVIC, City College, MET, BIM  
Brighton Girls, Brighton College, Roedean, Lancing, Bede's

## Location Guide:

With the sea at the bottom of the hill and the station with direct trains to Gatwick and London just a 15 minute walk, buses cover the whole of Brighton and Hove from Western Road, so this fashionable location has easy access to the famous shopping, clubs, bars, restaurants and arts venues of our coastal resort. Both the vibrant 7 Dials and the picturesque heart of the city around the Royal Pavilion are easy to reach, and it's also convenient for parks that provide open spaces, sports facilities and host festival events. Local schools are good and major employers like Amex and the County Hospital are all within a 12 minute drive or short bus ride. For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 for the National Park or motorway and A27 for the Amex Stadium and Sussex University.

## Crown Street



Approximate Gross Internal Area = 83.75 sq m / 901.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.