



44 Park Crescent Terrace
Brighton, BN2 3HE
Guide Price £675,000



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**** Guide Price £675,000 - £700,000 **** A deceptively spacious 4 bedroom, 2 bathroom bay fronted Victorian terraced house situated in this popular residential area close to the Lewes Road and London Road shopping thoroughfares and the open space of The Level. The property offers flexible accommodation arranged over 2 floors with an open plan kitchen/dining room with French doors leading onto the rear garden. Outside is an attractive level walled rear garden being paved with a timber workshop.

Location

This 4 bedroom house is situated in the highly sought after Park Crescent Area, just a short stroll from the level, with a wide range of cafes, restaurants, pubs and local shops on nearby London Road and Lewes Road. Brighton mainline station and the city centre are within easy walking distance , and local bus services are nearby providing easy access to all parts of the city.

Accommodation

All measurements are approximate.

Ground Floor

Inner Hallway

With a front door leading in. Dado rail, recessed spotlights and a staircase leading up to the first floor with under stairs storage.

Lounge 15'8 max x 13'2 max (4.78m max x 4.01m max)

Sash style bay window overlooking the front. Fireplace recess with hearth. Ceiling cornicing and stripped wooden door.

Dining Room 14'5 x 11'4 (4.39m x 3.45m)

Double glazed French doors in wooden frames overlooking and leading out to the rear garden. Picture rail. Stripped wooden door and flooring.

Utility Area

A part of the hallway with space and plumbing for the washing machine and tumble dryer with wall mounted shelf over.

Shower Room 5'10 x 5'3 (1.78m x 1.60m)

Fitted with a white suite comprising a tiled shower cubicle with wall mounted shower fitment. Circular sink with mixer tap set on storage unit. Low level W/C with push button flush. Extractor fan. Stripped wooden door and tiled flooring. Wall mounted heated towel rail and a double glazed window.

Kitchen/Breakfast Room 21'2 max x 11'3 max (6.45m max x 3.43m max)

Kitchen units to include both wall mounted and freestanding base units. Inset double sink with mixer tap and storage below. A fitted 'Rangemaster' cooker 5 gas rings and double ovens with splashback and cooker hood over. Freestanding central worktop units. Laminate

flooring. Two radiators and recessed spotlights. Three double glazed windows to the side and multi glazed French doors overlooking and leading out to the rear garden.

Second Floor

Landing

With stripped wooden flooring, dado rail and a hatch accessing the loft space.

Bedroom 12'7 max x 10'5 max (3.84m max x 3.18m max)

Being a dual aspect room with windows overlooking the side and the rear. Stripped wooden door and flooring. Radiator and recessed spotlights.

W/C

Stripped wooden door and flooring. Low level W/C with push button flush. Part tiled walls and door leading into the bathroom.

Bathroom 10'3 x 7'10 (3.12m x 2.39m)

With a white suite to comprise a claw foot bathtub with mixer tap. Shower cubicle with wall mounted electric shower unit. Circular sink set on a table with top space and a mixer tap. Stripped wooden flooring and door. Recessed spotlights. Chrome 'Ladder Style' heated towel rail. Patterned window to the side.

Bedroom 10'3 x 6'11 (3.12m x 2.11m)

Double glazed window overlooking the front. Radiator, wall mounted shelves and fitted storage cupboards.

Bedroom 13'4 max x 10'11 (4.06m max x 3.33m)

Double glazed bay window overlooking the front. Wooden flooring. Radiator. Wall mounted shelving and fitted wardrobe cupboards with hanging rail and shelving. Picture rail.

Bedroom 12'9 max x 11;10 max (3.89m max x 3.35m;3.05m max)

Sash style window overlooking the rear. Stripped wooden flooring and door. Fitted wardrobe cupboards with hanging rail and shelving. Picture rail.

Outside

Front Garden

A formal front garden with pathway leading to the front door.

Rear Garden

A paved patio garden with walling to the sides. Wooden pergola and raised planter. Outside water tap.

Timber Workshop 15'6 x 7'3 (4.72m x 2.21m)

A timber built workshop with double glazed windows and door to the front. Power and light.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





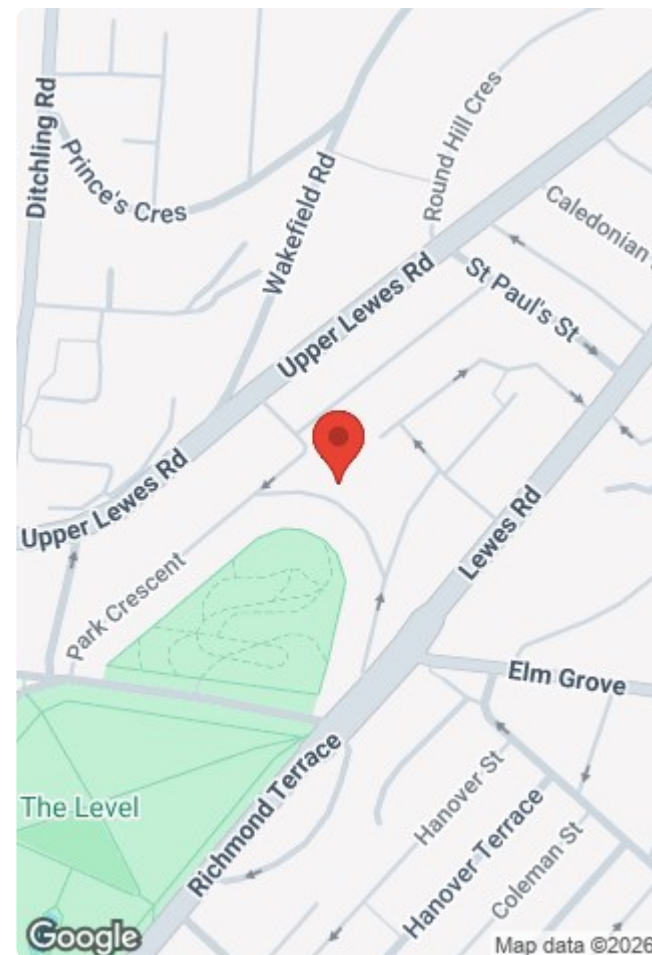
Ground Floor
Area: 69.5 m² ... 748 ft²



First Floor
Area: 69.5 m² ... 748 ft²

Total Area: 139.0 m² ... 1496 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	8
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

