



## Tivoli Crescent, Brighton

East Sussex

Guide Price £425,000 – £450,000



## Tivoli Crescent, Brighton

Ideally located close to Preston Park, superb transport links and easy access to Brighton's vibrant amenities, a well-presented TWO BEDROOM APARTMENT in an attractive CONVERTED PERIOD SEMI-DETACHED HOUSE with a private REAR GARDEN and EAST FACING PATIO with FAR-REACHING VIEWS and OWN ENTRANCE. Sold with NO ONWARD CHAIN.

Perfectly positioned to enjoy everything Brighton & Hove has to offer, the apartment is bright and spacious throughout. Accessed via its own private entrance to the rear of the building, the property opens into a generously proportioned open-plan kitchen, living and dining space. Featuring a contemporary fitted kitchen with stone work tops, stylish wooden flooring and a large sash window. This versatile room provides an ideal setting for both everyday living and entertaining. There are two well-sized double bedrooms, each benefiting from built-in wardrobes with useful storage. The principal bedroom enjoys a private balcony with far-reaching views across Brighton and to the South Downs beyond, and access to the garden below. A large bathroom with both a bath and a shower, together with a separate utility room, further enhances the practicality of the accommodation. The apartment also benefits from a pressurised Megaflo hot water tank and a high-end Viessmann system boiler providing a quality shower experience.

Outside, there is a substantial terrace with steps leading down to the attractive private rear garden, which provides the perfect space for al fresco dining and entertaining. Thoughtfully landscaped with tropical planting, ornamental grasses and shingle, the garden offers a stylish, low-maintenance outdoor retreat. In addition, there is a dedicated bicycle storage rack at the front of the property that is shared between the four apartments in the building.





### The Local Area

Tivoli Crescent is a quiet, sought-after street with a strong sense of community. The location is perfectly positioned for leisure and social life, including Dyke Road Park, with its open-air theatre, as well as Preston Park, known for its historic velodrome, Manor house, elm trees and rockery. Both are hubs for community events, while nearby Hove Park offers further green space. The vibrant Seven Dials is close, offering everything from independent shops to bars and restaurants. For those who love the sea, the position is excellent with easy walks down to the beach as well as regular bus services into town or up to Devil's Dyke and the South Downs. Preston Park mainline station is less than a 5-minute walk with regular services to London running approximately every 15 minutes during the morning rush, and its proximity to Dyke Road and London Road makes getting out of Brighton by car easy.

The area is served by numerous highly-regarded schools, including Stanford Infants, Stanford Juniors, St Bernadette's Catholic Primary, Cottesmore St Mary Catholic Primary, Dorothy Stringer, Varndean School & College, Cardinal Newman Catholic School & College, BHASVIC, Brighton Girls School, and Lancing College Prep.

### Further Information

Tivoli Crescent is situated in Parking zone A, and in Council Tax band B, which is currently charged at £2,006.23 for 2026/27. EPC rating - C.

Broadband & Mobile Phone Coverage - The property benefits from fast fibre internet and reliable mobile coverage. Prospective buyers should check the Ofcom Checker website Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

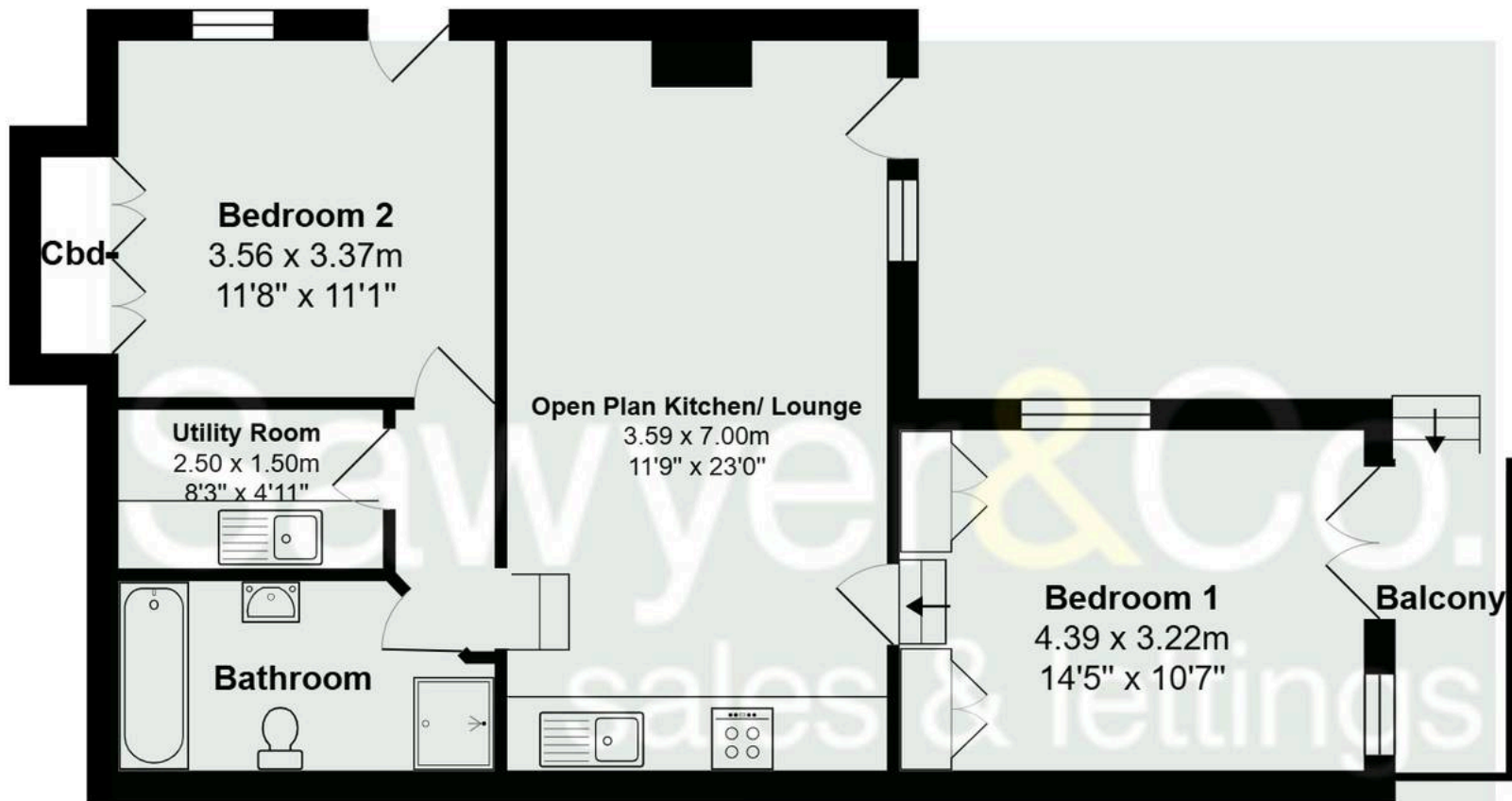
Tenure: Leasehold / Unexpired term on lease - new 999 year lease

Service Charge - basic maintenance charge of £600 per annum. The apartment is responsible for 25% of the total building maintenance expenditure.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.