



## 6 Park Crescent Terrace, Brighton, BN2 3JF

Price guide £230,000 Leasehold

Price Guide: £230,000 - £240,000 \*\* Beautifully presented top floor 1 bedroom flat situated in the prestigious Park Crescent area that offers easy access into the city centre and Brighton mainline station.

Bright and spacious throughout the property features a generous open plan lounge/dining area creating an ideal space for both relaxing and entertaining. The well-proportioned bedroom benefits from direct access to a sunny private balcony perfect for enjoying outdoor space and natural light. A stylish modern bathroom and a well-appointed galley kitchen complete the accommodation.

This attractive home would make an ideal first-time purchase, investment opportunity, or downsizing option. Early viewing is highly recommended.

Exclusive to Maslen Estate Agents.

## **Own front door to:**

### **Hallway**

Window to rear, built in storage cupboard, door to:

### **Lounge**

Window to side & front, fireplace, radiator, doors to both rooms

### **Bedroom**

French doors to balcony, radiator

### **Kitchen**

Range of wall, base & drawer units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob, extractor over, integrated hob, radiator, window to side, part tiled walls, door to:

### **Bathroom**

WC with push button flush, wash hand basin with mixer tap, panelled bath with mixer tap & held hand shower attachment, glass shower screen, part tiled walls, tiled floor, ladder style heated towel rail, window to rear with frosted glass.

### **Balcony**

South facing balcony with views.

### **Approx floor area**

42.8 sq. meters (461.0 sq. feet)

### **Parking zone J**

### **Council tax band A**

### **V1**

#### *What the owner says:*

*"I absolutely loved living here. It was my first home purchase and the perfect place to start my journey as a homeowner. As a purpose-built property, it is incredibly quiet, creating a peaceful and relaxing environment.*

*One of the things I loved most was the abundance of natural light. The spacious, airy rooms and large windows throughout the property keep it bright and welcoming all day long. The south-facing balcony is a wonderful sun trap and the perfect spot to unwind and enjoy some peace and quiet. The location at Park Crescent is excellent. I made the most of having everything within easy reach: the train station is just a 12-minute walk away, while the park, town centre, and seafront are all close by."*





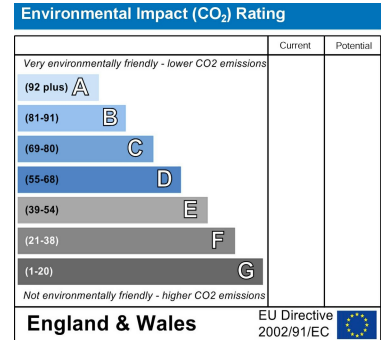
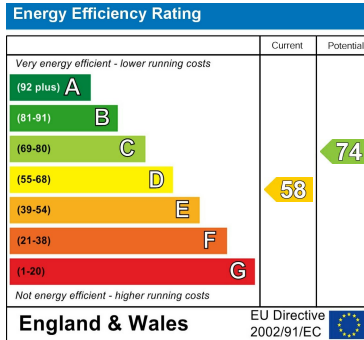
### Top Floor



Total area: approx. 42.8 sq. metres (461.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

### Devonian Close



### IMPORTANT

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### IMPORTANT

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