



Lewes Crescent, BN2
£400,000 - £450,000

ASTON
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INTRODUCING

Lewes Crescent, BN2

1 Bedrooms | 1 Bathroom | 1 Reception Room | 859 Sq Ft

Nestled within the prestigious Lewes Crescent, this beautiful one-bedroom apartment presents a rare opportunity to acquire a piece of Brighton's iconic Regency heritage. This property is not just a home; it is an entry into an exclusive lifestyle, offering residents direct access to the magnificent Sussex Square garden enclosures, a verdant oasis perfect for tranquil escapes or leisurely strolls.

Upon entering, you are immediately struck by the apartment's inherent period charm, seamlessly blended with contemporary comforts. The living room is a true highlight, boasting impressive high ceilings that enhance the sense of space and light, complemented by intricate period details that speak to the building's rich history. This elegant reception room provides an ideal setting for relaxation and entertaining, offering a sophisticated backdrop for everyday living.

The stylish fitted kitchen is a testament to modern design and functionality. It features a comprehensive range of integrated appliances, ensuring a sleek and uncluttered aesthetic, alongside excellent storage solutions that cater to all culinary needs. Whether you are a seasoned chef or enjoy simple meal preparation, this kitchen is designed to inspire.

One of the most coveted features of this ground floor apartment is its private patio courtyard. This secluded outdoor space offers a peaceful retreat, perfect for al fresco dining, enjoying a morning coffee, or simply unwinding in the fresh air. It provides a valuable extension to the living space, offering privacy and a connection to the outdoors.

The generously proportioned bedroom offers a serene sanctuary, providing ample space for rest and rejuvenation. The apartment is further complemented by a well-appointed bathroom, designed with modern fixtures and finishes, ensuring comfort and convenience.





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The location of 16 Lewes Crescent is truly exceptional. You are just moments away from Brighton's vibrant seafront, where the beach and promenade invite leisurely walks and offer stunning coastal views. The lively Kemptown Village is also within easy reach, renowned for its eclectic mix of independent cafés, boutique shops, and essential amenities. Excellent transport links are readily available, providing convenient access to the wider city and beyond, making commuting or exploring effortless.

This property represents an outstanding opportunity for those seeking a refined coastal lifestyle, combining historical elegance with modern convenience in one of Brighton's most sought-after addresses. Offered at a fixed price of £450,000, early viewing is highly recommended to fully appreciate the unique charm and prime location of this exquisite Regency apartment.

Education:

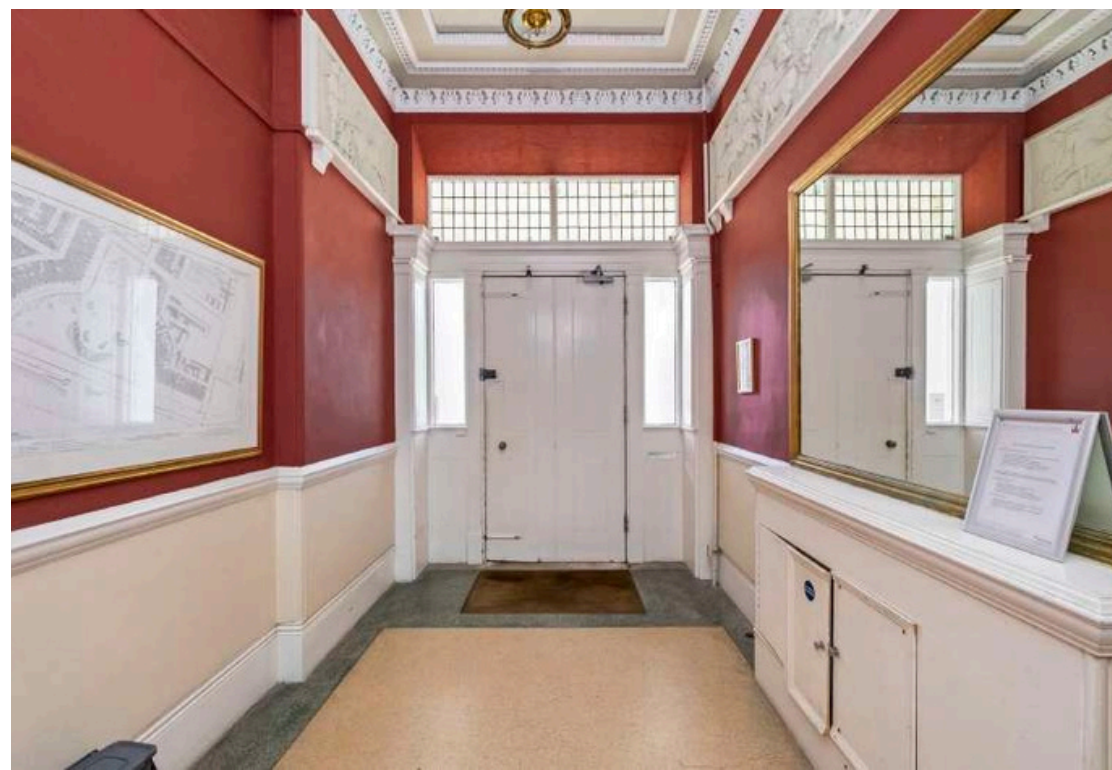
Primary: Queen's Park Primary, St Luke's Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Roedean, Montessori







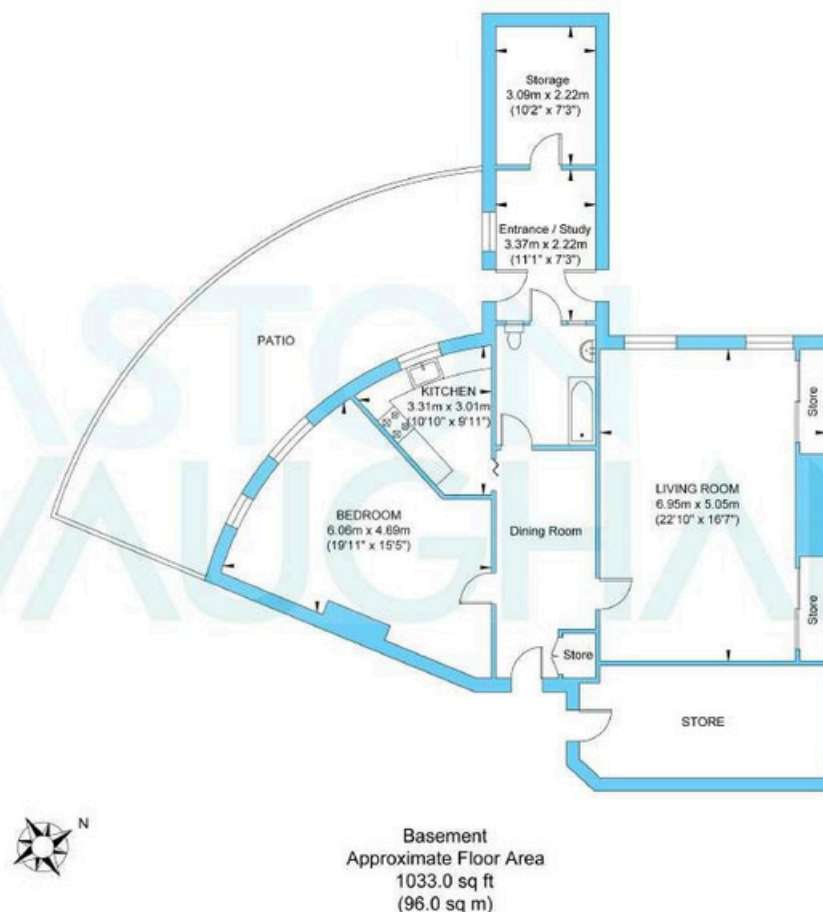
Good to know:

Lewes Crescent was designed in the early 1800s by architect Thomas Cubitt, best known for his design of Eaton Square in London. Residents of this historic crescent enjoy private access to the famous Kemp Town

Enclosures; seven acres of beautifully landscaped and planted gated gardens across two sites, designed in 1828 and stretching down to the seafront via a secret tunnel which inspired Lewis Carroll, who resided in the Square, to write the opening to Alice in Wonderland.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone H has no waiting list.

Lewes Crescent



Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.