

# Park Crescent

## Brighton



## About the property

\*GUIDE PRICE £375,000 - £400,000\*

Set within one of Brighton's most distinguished and architecturally elegant crescents, this beautifully proportioned two-bedroom garden apartment forms part of an attractive period building in an exceptional central location. Park Crescent, with its expansive three and a half-acre gardens, offers a rare sense of tranquility within the vibrant heart of the city and sits within the highly regarded Valley Gardens Conservation Area.

The property is ideally positioned within easy walking distance of Brighton mainline station, the North Laine, Brighton Open Market and the seafront, making it perfectly suited to both city living and commuting.

Accessed via its own private entrance, the apartment opens onto a front courtyard garden. Inside, the kitchen is well appointed and complemented by a separate adjoining pantry, offering valuable additional storage and practicality. Adjoining the kitchen is a versatile space that could comfortably serve as a dining area. A spacious and welcoming hallway, creating an immediate sense of light and proportion lead to the two double bedrooms, both well proportioned and thoughtfully arranged. To the rear, the elegant reception room is a particular highlight — a beautifully light-filled space with large sash windows and a door opening onto a private courtyard garden. Beyond, there is direct access to the stunning gardens, providing a peaceful and verdant outlook rarely found in such a central setting.

Rich in character, the property retains an array of original period features including an elegant fireplace, sash windows and exposed wooden floorboards, all of which enhance its timeless appeal.

A well-sized bathroom and built-in storage cupboards complete the accommodation.

A rare opportunity to acquire a heritage home of considerable charm and scale, set within one of Brighton's most prestigious addresses, offering both serenity and immediate access to the very best of city living.

# Park Crescent Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM



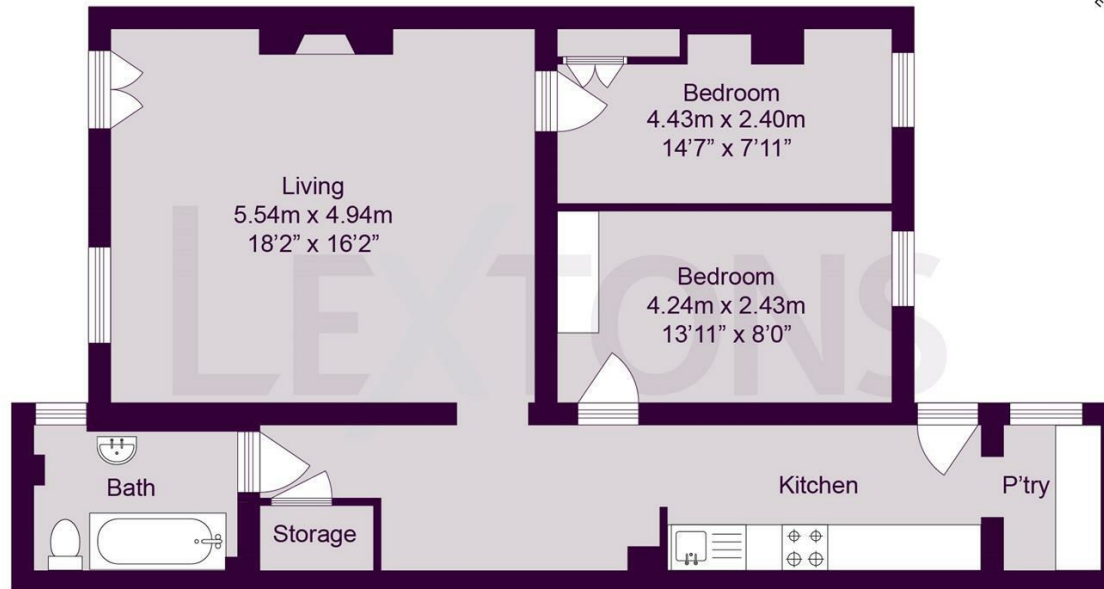




SCAN HERE TO OFFER ON THIS PROPERTY



## Basement



Approximate gross Internal floor Area 80.74 sq m/ 869.04 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	