



Lewes Crescent, BN2
£350,000

ASTON
VAUGHAN

INTRODUCING

Lewes Crescent, BN2

2 Bedrooms | 1 Bathroom | Dual Juliette Balcony

Nestled within the iconic Grade I listed Lewes Crescent, this exquisite two-bedroom apartment presents a rare opportunity to acquire a home in one of East Sussex's most sought-after locations. Priced at £350,000, this property combines historical grandeur with contemporary living, making it an ideal purchase for those seeking elegance and convenience.

The apartment features a thoughtfully designed open-plan living room and kitchen, creating a bright and inviting space perfect for both relaxation and entertaining. The living area benefits from a dual Juliette balcony, offering delightful north-east facing views that capture the serene easterly sea and picturesque downland vistas. Imagine enjoying your morning coffee with the gentle sea breeze and stunning scenery as your backdrop.

Accommodation comprises two well-proportioned bedrooms, providing comfortable retreats, complemented by a modern bathroom. The layout is practical and efficient, maximising the use of space while maintaining a sense of openness.

One of the most significant advantages of residing in Lewes Crescent is the exclusive access to the renowned Lewes Crescent enclosures. These beautifully maintained private gardens offer a tranquil escape from the bustling city life. Furthermore, residents benefit from access to the wider Kemp Town enclosures, which include a unique private tunnel leading directly to the beach, providing unparalleled convenience for seaside strolls and relaxation.









Location is paramount, and this property excels in its positioning. It is enviably close to Brighton Marina, offering a vibrant array of restaurants, shops, and leisure activities. Regular bus routes provide easy and efficient access into the heart of Brighton, connecting you to its diverse cultural scene, shopping districts, and mainline train station. For daily conveniences and socialising, popular local cafes such as Reading Rooms and Marmalade are just a short stroll away, enhancing the vibrant community feel of the area.

This apartment represents a fantastic opportunity for a variety of buyers, from those looking for a permanent residence to those seeking a sophisticated coastal pied-à-terre. Its blend of historic charm, modern amenities, stunning views, and prime location makes it a truly unique offering in the East Sussex property market. Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional home provides.





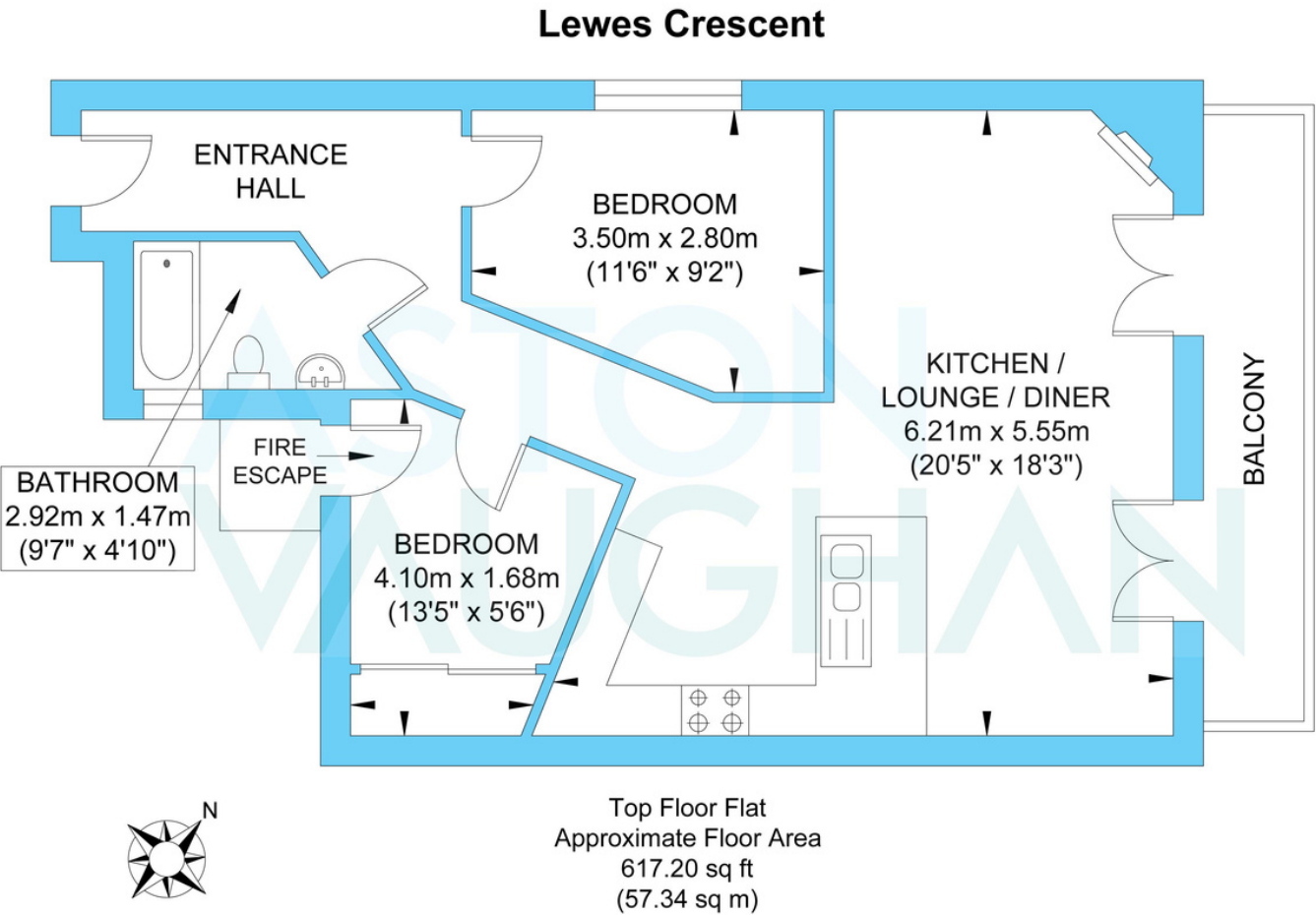


Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now 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 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 South 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 .



Approximate Gross Internal Area = 57.34 sq m / 617.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.