

Princes Crescent, Brighton

East Sussex

Guide Price £400,000 – £425,000





Princes Crescent, Brighton

Situated in a prime position within easy reach of central Brighton and London Road Station, a bright and spacious TWO BEDROOM FIRST & SECOND FLOOR MAISONETTE with GARDEN.

Occupying the first and second floors of a Victorian conversion, this attractive home combines generous proportions with high ceilings throughout. The bright and inviting living room is filled with natural light from a bay sash window and features an eye-catching fireplace as a focal point. The spacious kitchen/diner is fitted with modern shaker-style cabinetry, integrated appliances, and an excellent range of worktop and storage space. The contemporary bathroom is well-appointed with both a bath and a separate walk-in shower. Upstairs, there are two double bedrooms, including a generously proportioned principal bedroom with built-in wardrobes.

Outside, the secluded walled patio garden provides an ideal space for relaxing or entertaining. Framed by mature sleeper borders and ivy-clad walls, it offers a peaceful and private setting close to the city.





The Local Area

Situated within easy walking distance of the local shops on Beaconsfield Road, Princes Crescent also enjoys easy access to the vibrant cafés, restaurants and the Open Market along London Road and Preston Circus. The green spaces of Preston Park, with its lawns, rock gardens, cafés, tennis courts and sports facilities, is just a short stroll away, while the London Road provides quick and direct access out to the South Downs and Devil's Dyke. London Road station is just a five-minute walk away, offering regular services to the universities, Lewes, Seaford and Eastbourne, while Brighton station is less than a mile away, providing mainline connections to London and beyond. Frequent bus services run to Brighton and Hove city centres, the seafront and neighbouring areas. Brighton's renowned North Laines, celebrated for its eclectic mix of independent shops, cafés, bars and restaurants, is also within walking distance.

Further Information

Princes Crescent is located in parking zone J. The council tax band is B, which was charged at £2,006.23 for 2026/27.

EPC rating - D Council Tax - B Parking - J

Broadband & Mobile Phone 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.

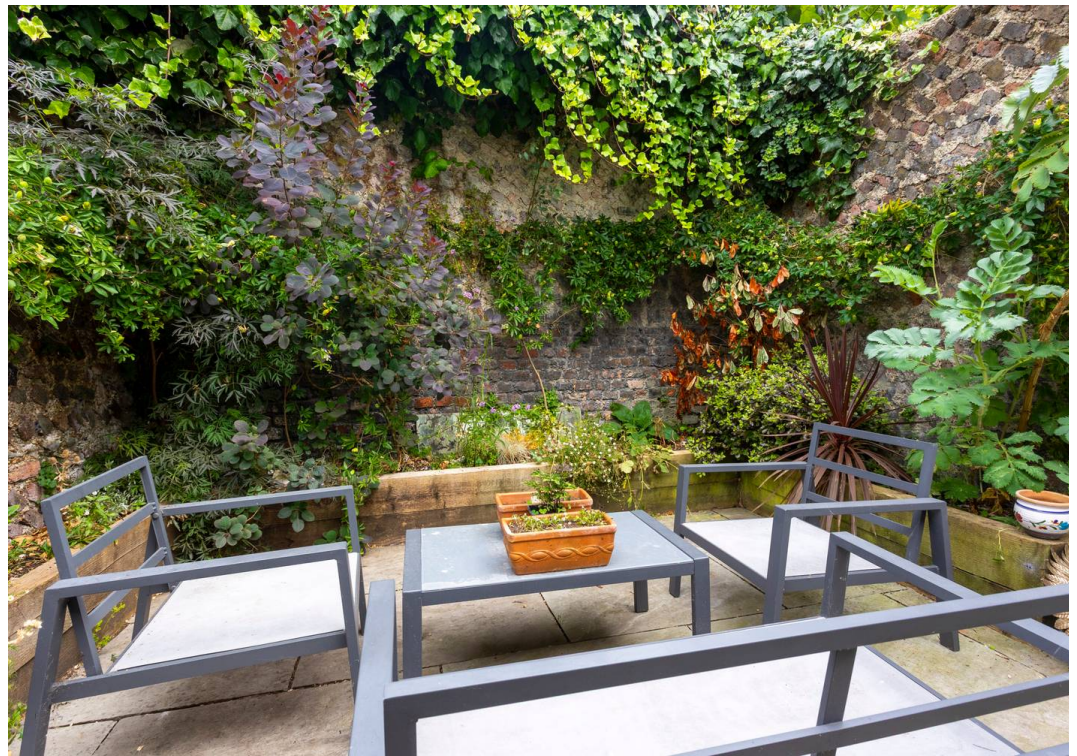
Tenure: Leasehold

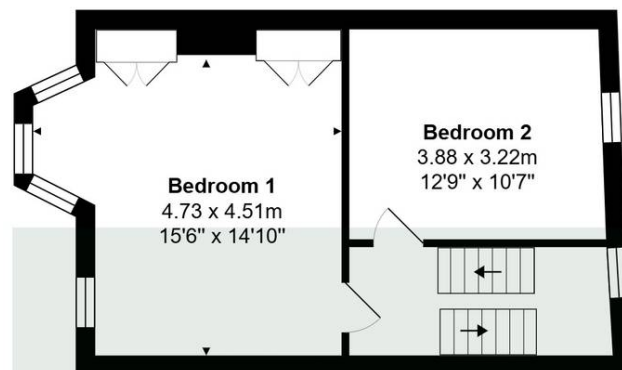
Unexpired term on lease - 142 years

Service Charge - £1,000 per annum

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



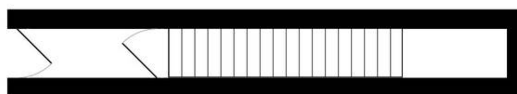




Second Floor



First floor



Entrance

Total Area: 92.2 m² ... 992 ft² (excluding terrace)

All measurements are approximate and for display purposes only.



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.