



3 Lewes Crescent

Brighton, BN2 1FH

Asking price £595,000

A beautifully maintained two bedroom ground floor apartment with stunning period features, high ceilings incorporating ornate plaster work, original sash windows with working shutters and wonderful views over the gardens. Wooden flooring throughout and ample storage space. Two bedrooms, one a large double and the second perfect for an office or single bedroom, a separate kitchen and additional storage to the rear of the property.

Regency Grade I Listed Period Property.

Superbly located within the popular Lewes Crescent and with the use of the private gardens of The Kemp Town Enclosures. The private gated gardens includes a tunnel that takes you directly on to the seafront. Ideally situated for Kemp Town Village and the glorious beaches of Brighton. The Royal Sussex Hospital and Brighton College are within walking distance.

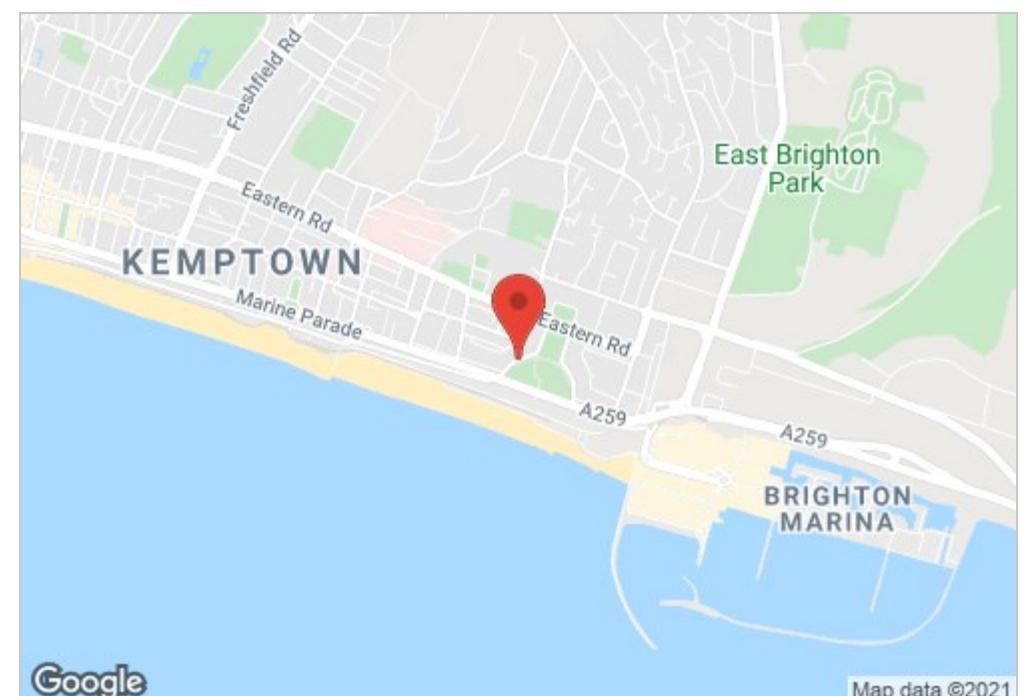


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- Ground Floor
- Kitchen
- Access to Private Gardens
- Storage
- 2 Bedrooms
- Stunning Living Room
- Share Of Freehold
- Shower Room

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Lewes Crescent, Brighton



Ground Floor
Approximate Floor Area
1060.46 sq ft
(98.52 sq m)

Approximate Gross Internal Area = 98.52 sq m / 1060.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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