

PHILLIPS & STILL



- A Rarely Available Freehold Property Arranged Over 3 Floors
- Private Rear Garden And Wonderful Secret Residents Gardens
- Close To Seafront & Brighton Station

Park Crescent, Brighton, BN2 3HA

Asking Price Of £875,000

This mid terrace period property is a fantastic opportunity to acquire a rarely available home or investment which is situated in a very sought after location in Brighton. Currently arranged over 3 floors, the property offers a versatile accommodation and a rear garden with access to one of the best kept secret residents gardens this city has ever seen.



Property Description

They say it's all about location, location, location when you're looking for a property to buy and this Freehold property is the epitome of that saying! This prestigious address is close to the City centre, seafront and Brighton mainline railway station as well as vibrant Lewes Road where you'll find a vast array of boutique & convenience shops, gyms, beauty parlours, trendy coffee shops, cafes, delicatessens, pubs, restaurants and so much more all at your disposal moments from your front door.

Here we have a very rare opportunity to acquire a unique & versatile mid terrace property currently arranged over the ground, first and second floors as two self-contained flats with a host of charming original features including high ceilings with original cornicing, marble fireplaces and staircases with Victorian spindles.

Ground floor accommodation comprises of two shower rooms, open plan lounge / diner and a large double bedroom. To the upper floors are two further bath / shower rooms, kitchen / breakfast room, three more bedrooms, which some have beautiful views over the private residence gardens to the rear.

Outside to the rear is a private garden benefitting the ground floor with mature plants, large fig tree and paving for a table and chairs with views of the park. You also have access from here to the private residents' gardens which are truly stunning and the perfect place to spend those sunny Summer days!

The property will come with the Freehold for the whole building which is a huge bonus for its' next owner! There is also potential here to convert the two flats back into one amazing home (STNC) if you were to acquire the basement flat as well.





Accommodation

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER
15' 10" x 13' 11" (4.83m x 4.24m)

BEDROOM 1
17' 8" x 15' 9" (5.38m x 4.8m)

EN SUITE SHOWER ROOM

SECOND SHOWER ROOM & W.C.

FIRST FLOOR

ENTRANCE HALL

BEDROOM 3
13' 5" x 11' 4" (4.09m x 3.45m)

MODERN FITTED KITCHEN / DINER
11' 0" x 9' 10" (3.35m x 3m)

FAMILY BATHROOM

BEDROOM 2
14' 3" x 13' 10" (4.34m x 4.22m)

SHOWER ROOM

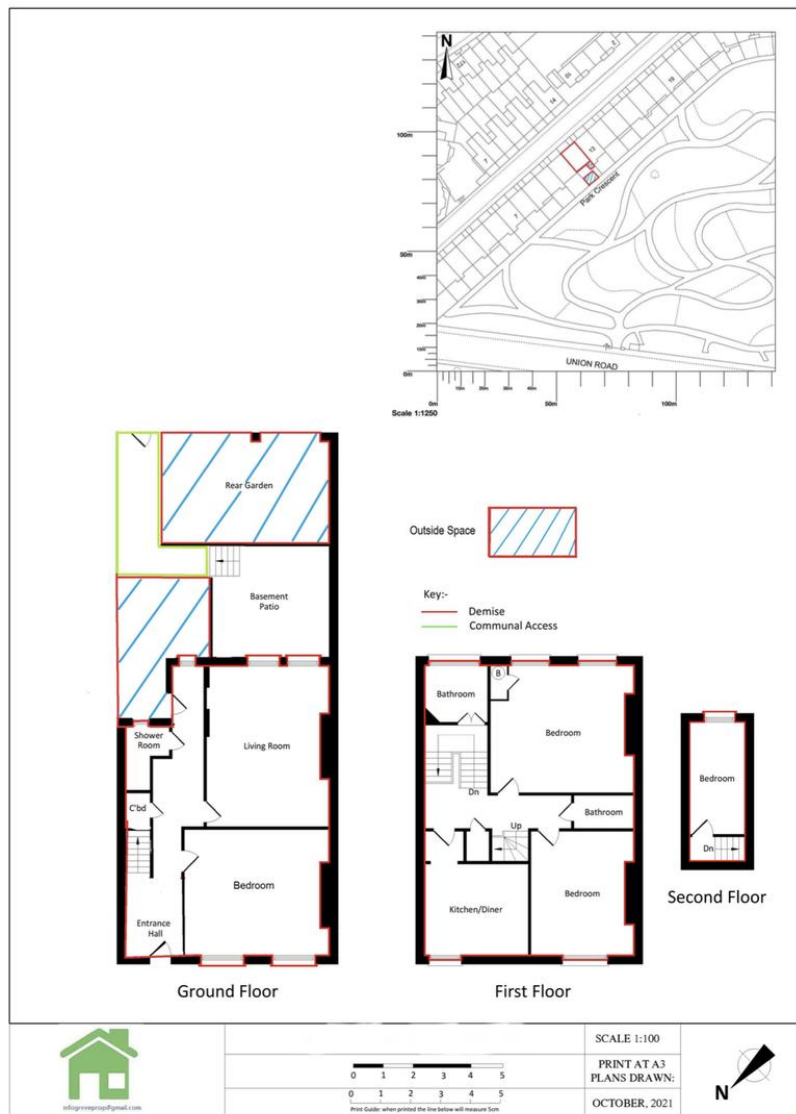
SECOND FLOOR

BEDROOM 4
12' 2" x 6' 0" (3.71m x 1.83m)

OUTSIDE

PRIVATE REAR GARDEN

FABULOUS PRIVATE PARK CRESCENT
RESIDENTS' GARDENS



Picture this...

Why not take a short cycle or hop onto a bus into the City centre for an adventure? There you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available!

There are some of the best local schools nearby catering to all age groups and the area is both friendly & welcoming for families.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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