



- Delightful two-bedroom ground floor apartment
- Stunning lounge with sea views
- Two en-suite shower rooms
- Delightful sunny rear patio garden
- Share of Freehold

Lewes Crescent, Brighton, BN2 1GB

Guide Price £675,000 to £700,000

Wow! Location....Location.....Location....This is what everyone says is the key when searching for your ideal property. This rarely available and unique ground floor two bedroom period apartment with a rear patio garden situated in one of Brighton's most prestigious address. You will be memorized by the sea views and high ceilings on offer with this truly unforgettable property!

Guide Price £650,000 - £675,000



Property Description

Situated on the renowned Sussex Square is this impressive two double bedroom apartment occupying a ground floor position within an attractive period building. The property has a fabulous first impression with its grand pillared entrance opening to a communal entrance hall. The flat has a number of character features, with high ceilings, decorative plasterwork and tall sash windows being the standout features, while there is a modern kitchen and contemporary bath/shower rooms.

The accommodation is very spacious, extending to over 1000 sq ft and comprising an entrance hall with storage cupboard, a sitting room with stunning sea view, main bedroom with en suite shower room, further double bedroom with en suite shower room, a separate cloakroom with w.c. and a kitchen with a door opening to a low-maintenance terrace and courtyard garden to the rear, which is perfect for those summer bbq's



The property is located on Brighton seafront within the prestigious Sussex Square community where residents have the use of the private gardens known locally as "Kemp Town Enclosures". Leading from the gardens is a tunnel running beneath the coast road linking the gardens to the seafront, beach and Brighton Marina.

The area is well connected with fast, direct train services leaving from Brighton station (1.9 miles) to London and Gatwick Airport.

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
19' 7" x 15' 9" (5.97m x 4.8m)

BEDROOM 1
14' 1" x 10' 3" (4.29m x 3.12m)

ENSUITE SHOWEROOM

BEDROOM 2
13' 7" x 8' 4" (4.14m x 2.54m)

ENSUITE SHOWEROOM

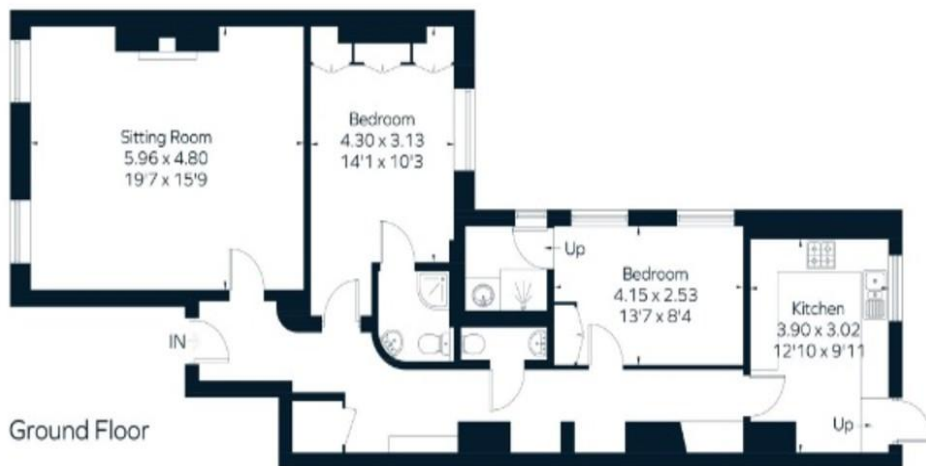
KITCHEN
12' 10" x 9' 11" (3.91m x 3.02m)

OUTSIDE

REAR PATIO GARDEN



Approximate Area = 95.9sqm / 1043 sq ft



Ground Floor

Survived and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwallgroup.com/295205

Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Brighton seafront. There you can take a stroll along with an ice cream and enjoy Brighton's picturesque views.

Alternatively, if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am – 5.30pm
Sat: 9am – 4.30pm

