



**Crown Gardens, Brighton, BN1 3LD**  
Asking Price £525,000

# Crown Gardens, Brighton, BN1 3LD

Charming period cottage with secluded garden, located in a tranquil setting in the heart of the city centre

## The Property

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The property is approached via a wooden gate, from the twitten, to the established front garden with path to the house, summer house and planted borders. The front door leads to the lounge with bay windows, exposed floorboards, fireplace with wood burning stove and under stairs storage cupboards. The white fronted kitchen has space for a table and chairs, cloakroom and French doors to the secluded rear patio garden. The upper floor offers two bedrooms and a bathroom with 'Jack n Jill' doors from the bedrooms.

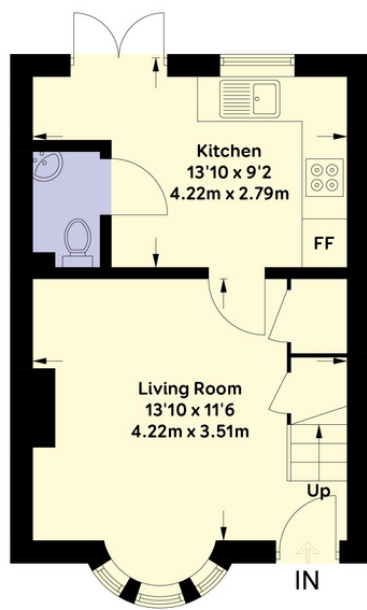
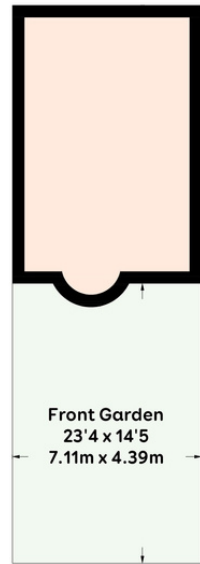
(Please note; the rear patio garden is not on the title plan, however it has been used by the property owner for at least 17 years)

## The Location

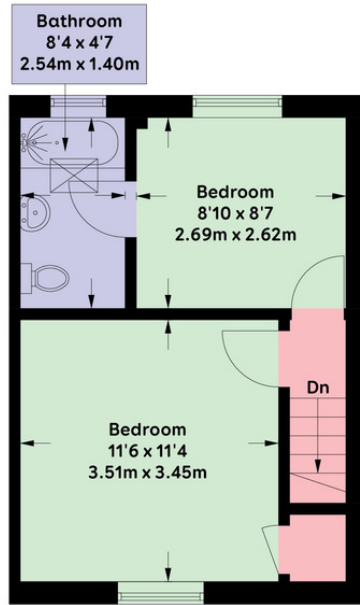
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Crown Gardens is a charming twitten between North Road and Church Street in the desirable Clifton Hill conservation area in heart of the city. This quiet, yet central location affords easy access to Brighton Railway Station (0.2 miles), the seafront (0.4 miles), the eclectic delights of The North Laine (500 feet), The Theatre Royal (0.4 miles), Prince Regent Swimming Complex (0.3 miles), Churchill Square Shopping Centre (0.2 miles), The Brighton Centre (0.4 miles), St Ann's Well Gardens (0.6 miles), Waitrose Supermarket (0.5 miles), Sainsbury's Supermarket (0.5 miles).





**Ground Floor**  
291 sq ft / 27.0 sq m



**First Floor**  
291 sq ft / 27.0 sq m

APPROXIMATE GROSS INTERNAL AREA = 582 sqft / 54.0 sqm

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		34 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes  
Tenure Freehold  
Council Tax Band D



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