



- A Rarely Available Freehold Property Arranged Over 4 Floors
- Comprising A 4 Bedroom Ground, First and Second Floor Maisonette & A One Bedroom Basement Flat
- Private Rear Garden & Stunning Residents' Gardens

Park Crescent, Brighton, BN2 3HA

Asking Price Of £1,150,000

Magnificent 4 Storey Period Home Backing Onto Park Crescent Gardens | This impressive mid terrace period property is fantastic, unusual and rarely available in such a sought after location! Currently arranged over 4 floors as two self-contained units, this could be rearranged back into one amazing Freehold property. Viewings are a must to fully appreciate!



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, extensive & versatile mid terrace period property currently arranged over the lower ground, ground, first and second floors as three self-contained flats with a host of charming original features including high ceilings with original cornicing, marble fireplaces and staircases with Victorian spindles.

Starting at the bottom, with its' own private entrance the basement flat comprises of two shower rooms, a large double bedroom, lounge / diner, study space, separate kitchen and front & rear courtyard gardens. Ground floor accommodation comprises of two shower rooms, open plan lounge / diner with kitchen and a large double bedroom. To the upper floors are two further bath / shower rooms, kitchen / breakfast room, two more bedrooms and a large sitting room with beautiful views over the private park that gets the morning.

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 three flats can be placed on a separate leases by the current seller if needed & 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 flats back into one amazing home (STNC)!





Accommodation

BASEMENT FLAT

With private street entrance

ENTRANCE HALL

SHOWER ROOM & W.C.

STUDY SPACE

5' 11" x 13' 7" (1.8m x 4.14m)

BEDROOM

16' 0" x 13' 6" (4.88m x 4.11m)

LOUNGE / DINER

15' 9" x 14' 4" (4.8m x 4.37m)

KITCHEN

5' 11" x 11' 10" (1.8m x 3.61m)

SHOWER ROOM & W.C.

GROUND FLOOR FLAT & UPPER MAISONETTE

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER

15' 10" x 13' 11" (4.83m x 4.24m)

KITCHEN AREA

BEDROOM 1

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

EN SUITE SHOWER ROOM & W.C.

2ND SHOWER ROOM & W.C.

FIRST FLOOR

LANDING

BATHROOM

KITCHEN / DINER

11' 10" x 9' 10" (3.61m x 3m)

BEDROOM 2

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

SHOWER ROOM

SITTING ROOM

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

SECOND FLOOR

BEDROOM 4

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

OUTSIDE

BASEMENT LEVEL FRONT COURTYARD GARDEN

SPLIT-LEVEL REAR GARDEN

At basement & ground levels

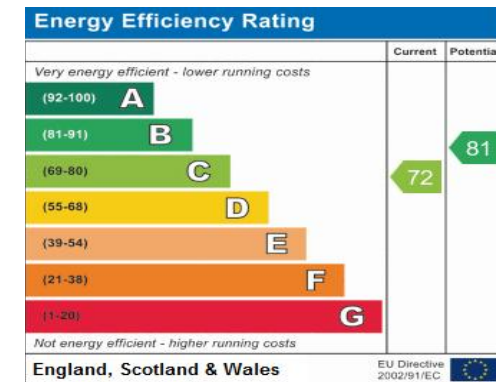
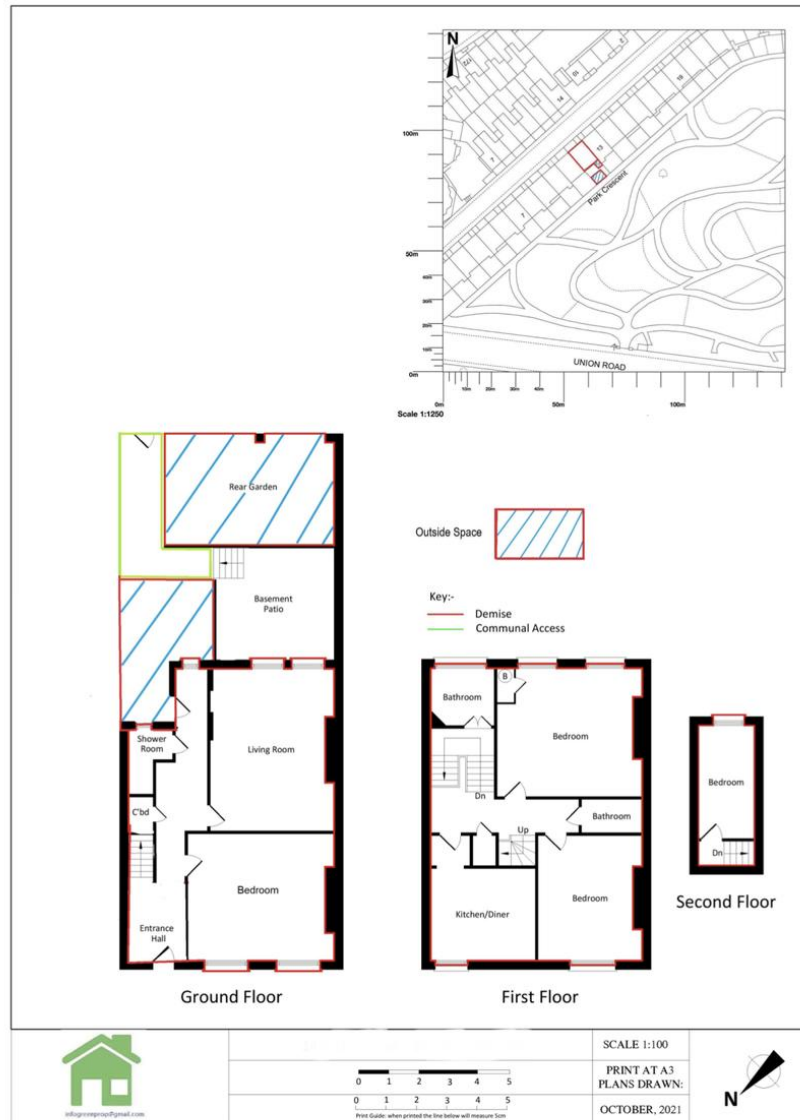
STUNNING RESIDENTS' PARK CRESCENT GARDENS

Accessed directly via gate from rear garden

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.



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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