

PHILLIPS & STILL



- Unique Five Bedroom Town House
- Extremely Versatile Accommodation
- Rare Investment Opportunity/Family Home
- Garage
- Chain Free

Park Crescent Place, Brighton, BN2 3HF

Asking Price Of £750,000

If you are looking for something a bit different then look no further than this unique and stylish five-bedroom property which was originally the Tilley's horse-bus stables during the late 19th Century. In more recent years it has been a luxury holiday let for large parties visiting the city, catering for up to 31 people, bringing in £75k Per annum but equally it would be an exceptional family home.



## Property Description

If you are looking for something a bit different then look no further than this unique and stylish five-bedroom property which was originally the Tilley's horse-bus stables during the late 19th Century, then converted to a cinema and theatre until 1956 when it was converted again to a residential property. In more recent years it has been a luxury holiday let for large parties visiting the city, catering for up to 31 people, bringing in £75k Per annum but equally it would be an exceptional family home.

Vaulted ceilings, exposed brickwork, farmhouse stairs and industrial-style fittings give this home plenty of character. Only the finest materials and craftsmanship have been used throughout to stunning effect which impresses from the moment you step foot through the door. It is deceptively spacious, spread out over five split-level floors to include five bedrooms, four bathrooms, a vast kitchen dining room and a sitting room with access to a generous west facing balcony. It also benefits from a private patio adjoining the dining area and an integrated garage.

Positioned within minutes of Brighton's bohemian North Laine, the beach and The Level Park, it is perfectly positioned for holiday guests, professionals and families alike. Brighton Mainline Station is just 10 minutes away on foot or hop on any number of buses which stop on nearby Lewes Road where there is a plethora of shops and amenities.

This property is extremely versatile and would be a fantastic investment opportunity or could easily be a perfect family home right in the heart of the city!





# Accommodation

## GROUND FLOOR

ENTRANCE HALL

GARAGE

11' 0" x 16' 11" (3.35m x 5.16m)

SHOWER ROOM

ROOM

10' 0" x 12' 0" (3.05m x 3.66m)

ROOM

11' 11" x 11' 5" (3.63m x 3.48m)

BEDROOM

8' 10" x 11' 0" (2.69m x 3.35m)

ENSUITE

PATIO

## LOWER GROUND FLOOR

KITCHEN/DINER

9' 11" x 23' 11" (3.02m x 7.29m)

## FIRST FLOOR

BEDROOM

9' 4" x 19' 8" (2.84m x 5.99m)

BATHROOM

BEDROOM

9' 9" x 7' 7" (2.97m x 2.31m)

ROOM

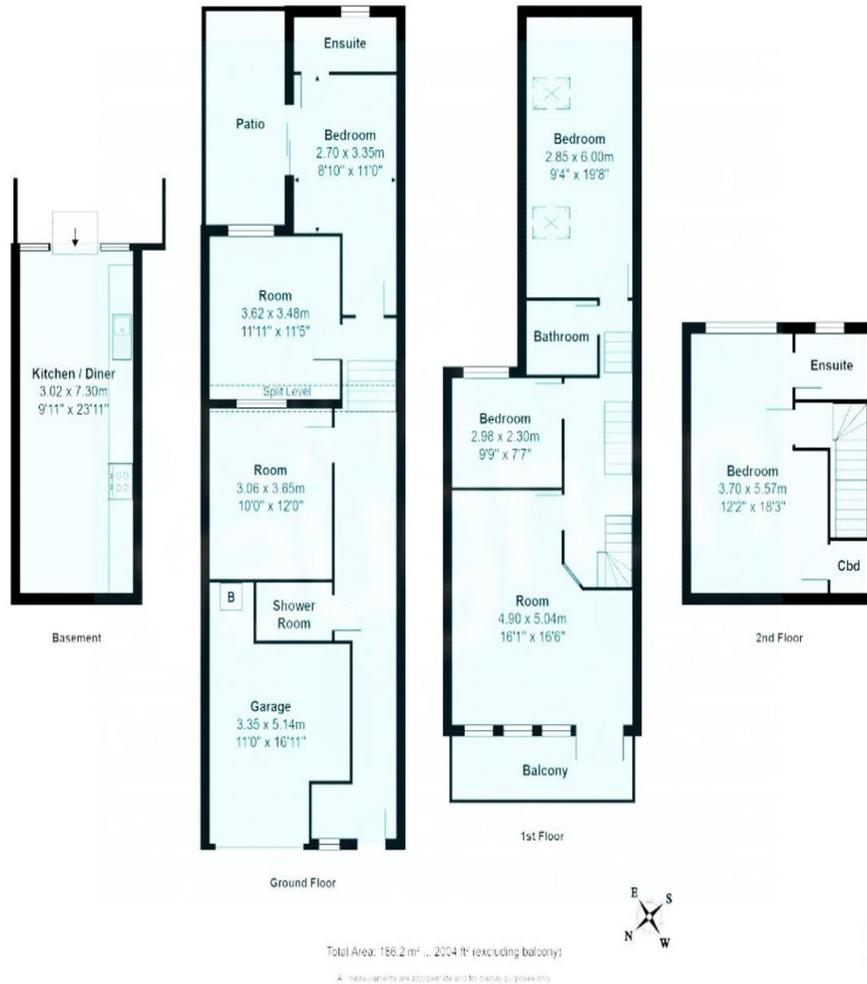
16' 1" x 16' 6" (4.9m x 5.03m)

BALCONY

## SECOND FLOOR

12' 2" x 18' 3" (3.71m x 5.56m)

ENSUITE



**Picture this...**

The property is located within walking distance to the City Centre and you have all Brighton has to offer right at your fingertips.

Excellent schools are nearby and the area is both friendly and welcoming for families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	54   E	
21-38	F		

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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