

# PHILLIPS & STILL



- A delightful lower ground two-bedroom apartment
- Share of freehold
- Front and rear patio gardens
- Access to beautiful residents only secret garden
- Own private entrance

## Park Crescent, Brighton, BN2 3HA

Asking Price Of £400,000

A truly amazing apartment situated in one of Brighton's hotspots tucked away close from the city centre. This flat benefits from both front and rear patio gardens, however the real gem with this property is that there is a 'secret residents only communal gardens' at the rear which are stunning and is the main reason why people choose to live at this this location.





## Property Description

A rare opportunity to acquire a delightful two-bedroom lower ground floor apartment in the heart of Brighton's prestigious Park Crescent. Forming part of an elegant Grade II listed period building, this charming home seamlessly blends classic architectural features with modern comfort and benefits from a share of the freehold.

Accessed via its own private entrance, the apartment enjoys a peaceful and private position within this historic crescent. Inside, the property is well-presented and in good condition throughout, offering a warm and welcoming atmosphere. The accommodation comprises a spacious and well-proportioned living area, a sleek modern kitchen, two comfortable bedrooms, and a stylish bathroom, all thoughtfully designed to make the most of the natural light and space.

A particular highlight of this home is its excellent outdoor offering. To the front and rear are two private patio gardens-ideal for morning coffee, evening dining, or simply relaxing in your own outdoor oasis. Beyond these, residents of Park Crescent enjoy exclusive access to a beautifully maintained, residents-only secret garden: a stunning green sanctuary tucked away behind the crescent, perfect for quiet reflection or social gatherings.

The location is second to none. Just a stone's throw from the popular Level park and a short walk to Brighton city centre, mainline train station, and the seafront, the property offers exceptional access to both local amenities and transport links. This area is renowned for its vibrant community, independent shops, and excellent dining options, all within easy reach.

This exceptional home is perfectly suited to those looking for a unique and tranquil residence in the heart of the city. This is so much more than just a perfectly located property. The Crescent folk are very sociable with busy social media channels to promote Garden events and a quarterly newsletter to keep you informed as to what the groundsmen and Garden Committee have planned.

The calendar is filled with inclusive events such as the Easter Egg hunt, a Mid summer night's feast, the bonfire & fireworks display and Christmas Carols. There's even an annual festival that marks the end of summer. The walled Garden makes this the ideal place for raising kids and children can be found running between houses and across the many lawns. Need that proverbial "cup of sugar"? Not to worry, a message on the Garden Whatsapp can usually save a trip to the (very local) shops!







## Accommodation

### LOWER GROUND FLOOR

#### LIVING ROOM

17' 9" x 16' 7" (5.41m x 5.05m)

#### BEDROOM

13' 5" x 12' 4" (4.09m x 3.76m)

#### BEDROOM

17' 35" x 5' 5" (6.07m x 1.65m)

#### KITCHEN

12' 6" x 6' 0" (3.81m x 1.83m)

#### BATHROOM

#### UTILITY ROOM

4' 0" x 6' 0" (1.22m x 1.83m)

#### WC

### OUTSIDE

#### REAR PATIO GARDEN

ACCESS TO STUNNING PRIVATE GARDENS  
OF PARK CRESCENT

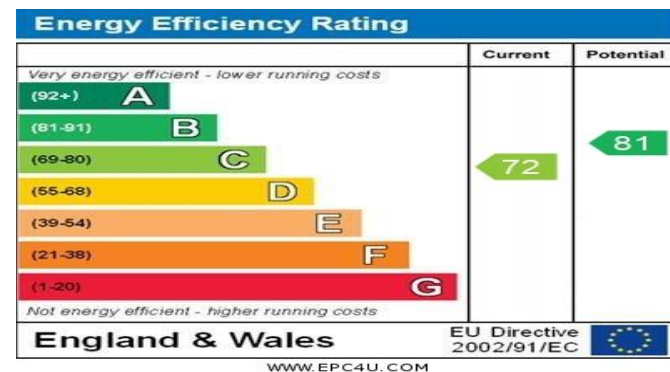
## Lower Ground Floor



Total area: approx. 73.5 sq. metres (791.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**Park Crescent**



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