

Tivoli Crescent, Brighton

£275,000



- **A Wonderful Ground Floor Purpose Built Apartment**
- **One Double Bedroom With Built-In Wardrobes**
- **Spacious Lounge / Diner Overlooking Private Front Patio**
- **Secure Allocated Underground Parking Space**
- **Private Allocated Underground Storage Space**

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Woodside Lodge, Tivoli Crescent, Brighton, BN1 5ND



Woodside Lodge, Tivoli Crescent is a purpose-built residential block constructed in 1990 and set within its own attractive communal gardens enjoying far-reaching views across to The Downs and beyond to the sea. The location is ideal for those who need swift access to the city centre, airports or London as the train station is only a 5 minute walk, and there are plenty of local cafes, shops, parks and sport facilities within convenient reach.

Access to the well-managed building is via a secure entry door system and sensor lit carpeted hallways (or alternatively a passenger lift) lead to the property on the ground floor. The apartment itself is spacious, light and conveniently laid out. There is ample built-in storage with accommodation comprising of entrance hall, open plan lounge / diner with kitchen area, a double bedroom with wardrobes and bathroom.

This wonderful apartment also features its own private front patio that both the lounge and bedroom look out onto, a secure allocated underground parking space and a secure underground storage space. With all of these features plus a share of the Freehold and no onward chain, it really is ready for its next owner to move into and make their own!



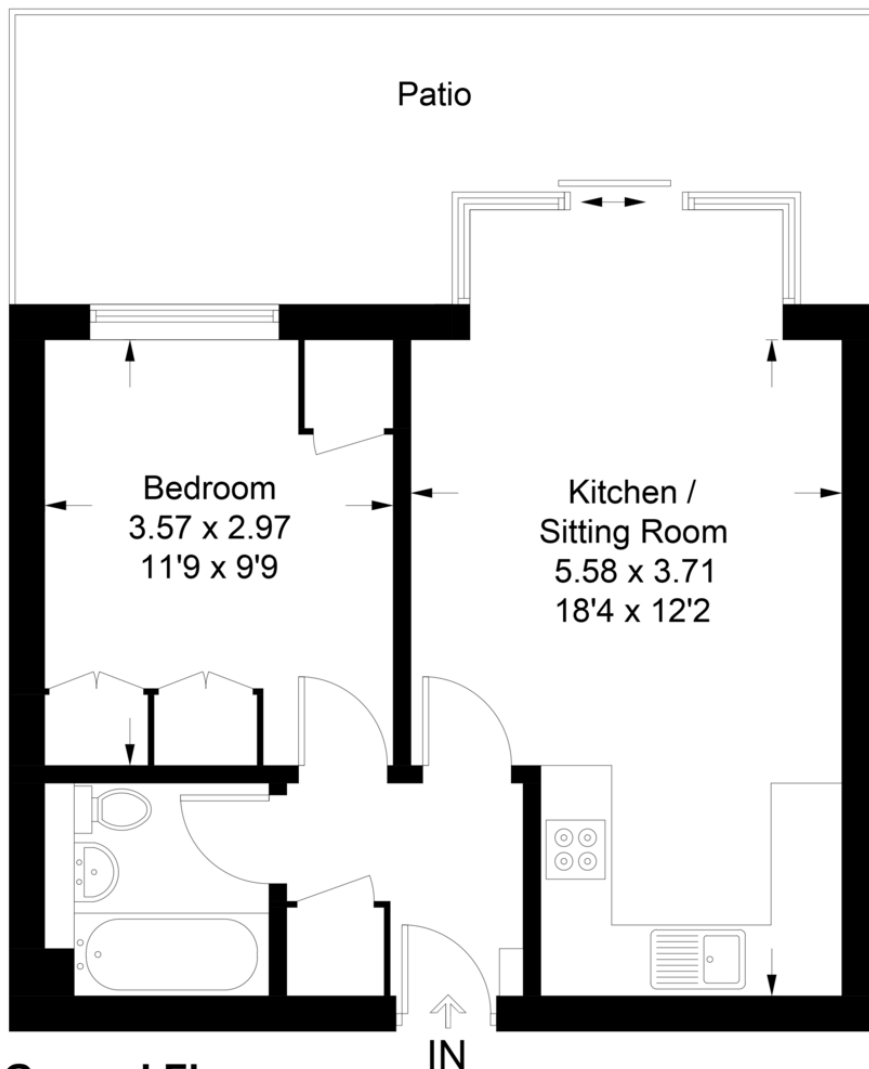
Picture this...

This fantastic apartment is situated on the ground floor of the block ideal for anyone who struggles with stairs or lifts!

You are spoilt for storage here and have your own private sunny front patio area to sit out on in the warmer months of the year...

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Approximate Gross Internal Area = 40.5 sq m / 436 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

ENTRANCE HALL

With large built-in storage cupboard

OPEN PLAN LOUNGE / DINER

18' 4" x 12' 2" (5.59m x 3.71m)

Overlooking front patio

KITCHEN AREA

DOUBLE BEDROOM

11' 9" x 9' 9" (3.58m x 2.97m) With

built-in wardrobes

BATHROOM

OUTSIDE

PRIVATE FRONT PATIO

SECURE ALLOCATED

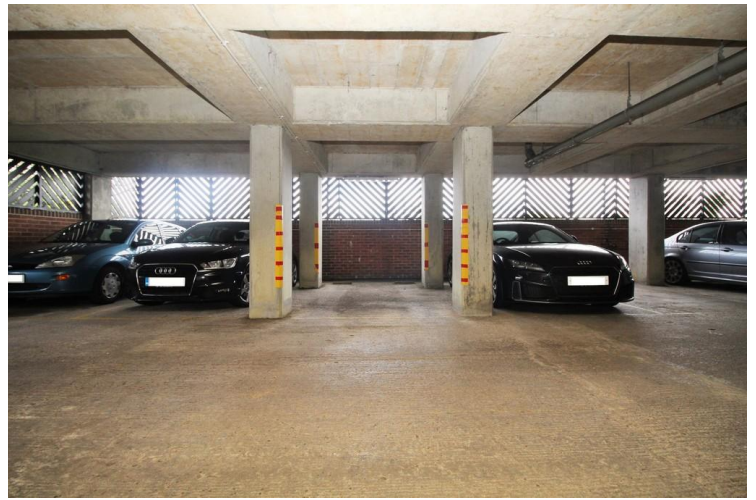
UNDERGROUND PARKING

Space 3

SECURE UNDERGROUND

STORAGE SPACE





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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