



Tivoli Crescent, Brighton

Offers In Excess Of
£725,000
Freehold

- THREE BEDROOM TERRACED HOUSE
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- LAWNED REAR GARDEN
- GOOD DECORATIVE ORDER THROUGHOUT

Robert Luff and Co are delighted to offer to the market this family home situated in Tivoli Crescent and accommodation comprises of lounge, dining area, kitchen, sun room, three double bedrooms and family bathroom. Other benefits include built-in wardrobes, double-glazing and gas fired central heating.

The property has a convenient location near Preston Park mainline station on this sought-after residential road of similar period properties. Nearby Dyke Road allows an easy route in and out of the city with fast access to the A27 and A23 which are just minutes away, as is the South Downs National Park. Good local state and independent schools can be found in this district including Cardinal Newman & Dorothy Stringer, along with other amenities such as Pavilion and Avenue Tennis Club, Dyke Road Park, Preston Park and Hove Park. Locally there is a Tesco Express with several pubs and cafes in close proximity and leisure facilities including Hove Recreation Ground and Preston Park Velodrome. Brighton city centre provides excellent shopping facilities with the seafront and Hove Lawns also easily accessible. Preston Park Station (0.4 miles) offer direct commuter links to London and Gatwick.

**Robert
Luff & Co**
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Radiator. Understairs storage cupboard.

Lounge Area 14'67 x 13'55 (4.27m x 3.96m)

Double-glazed bay window to front. Feature fireplace. Coving. Radiator. Sliding doors leading to:

Dining Area 11'88 x 10'96 (3.35m x 3.05m)

Radiator. Patio doors to garden

Kitchen 19'90 x 11'18 (5.79m x 3.35m)

A range of base and wall units. Worktop incorporating one and half bowl stainless steel sink and drainer. Radiator. Space for oven. Extractor fan. Space for fridge freezer. Space and plumbing for washing machine. Heated towel rail. Two double-glazed windows. Radiator. Understairs storage. Boiler.

Sun Room 12'20 x 7'87 (3.66m x 2.13m)

Door to garden and door to WC.

First Floor Landing

Stairs to first floor. Firing cupboard. Sky light.

Bedroom One 16'08 x 14'86 (5.08m x 4.27m)

Double-glazed bay window, and further double-glazed window. Built in wardrobe. Radiator.

Bedroom Two 16'20 x 11'8 (4.88m x 3.56m)

Double-glazed bay window. Built in wardrobe. Radiator.

Bedroom Three 11'82 x 10'88 (3.35m x 3.05m)

Double-glazed window to rear. Built-in Wardrobe. Radiator.

Bathroom

Double-glazed window. Bath with shower head attachment. Low level flush WC. Hand wash basin with vanity unit. Heated towel rail. Tiled walls and linoleum floor.



Floorplan



Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.