

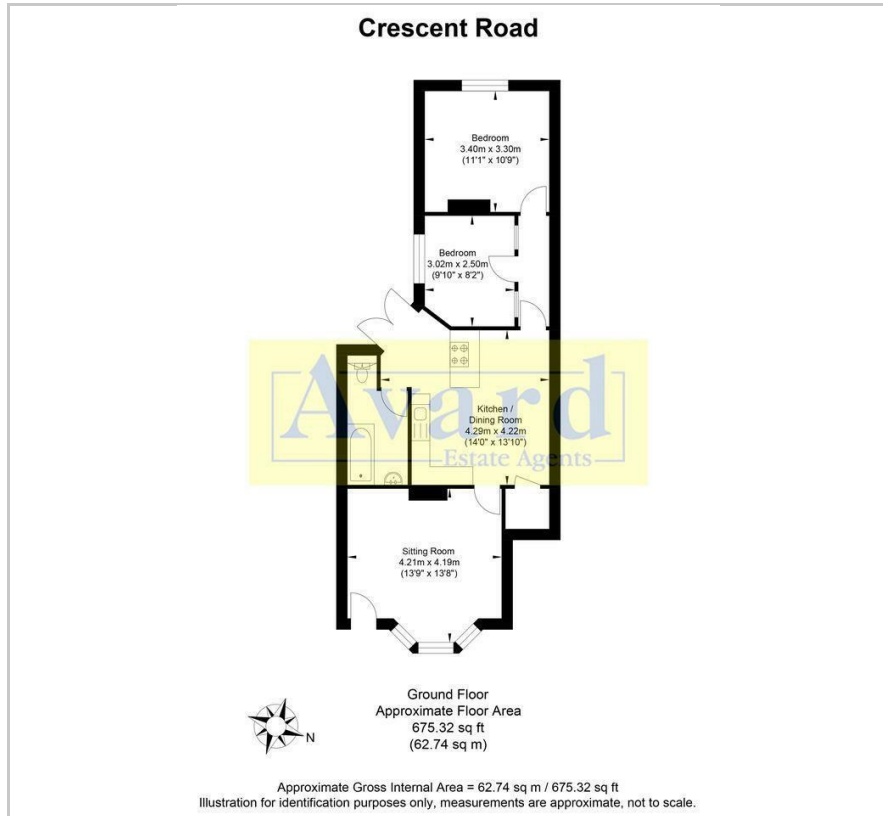
ard  
Estate Agents



16 Crescent Road  
Brighton, BN2 3RP  
Guide price £400,000



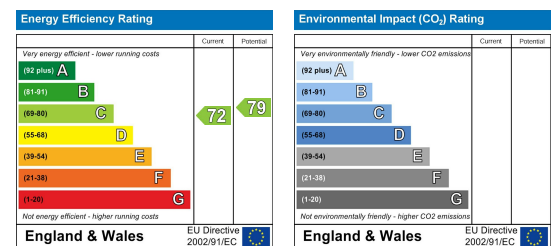
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Share Of Freehold
- Parking Zone J
- Spacious Lounge & Kitchen
- Raised Ground Floor
- Must Be Viewed
- Own Street Entrance
- 2 Double Bedroom's
- Desirable Location
- Garden Flat
- Roundhill Conservation Area

Guide Price £400,000-£425,000

Avard Estate Agents proudly presents this charming raised ground flat with a share of the freehold, nestled on Crescent Road in the lively city of Brighton. Dating back to 1880, this Victorian gem boasts a rich history and has been meticulously updated by the current owner to offer a blend of classic elegance and modern comfort.

As you step inside, you are greeted by a private street entrance leading up to the raised ground floor, where you'll find a cosy living room, a well-appointed kitchen breakfast room, and two spacious double bedrooms. The highlight of this property is undoubtedly the fantastic westerly aspect rear garden, perfect for enjoying those sunny afternoons.

Situated in the sought-after Roundhill Conservation Area, nestled between the vibrant Fiveways and the popular 'Preston Circus', this flat offers the best of both worlds - a peaceful retreat from the hustle and bustle of town, yet just a short stroll away from local shops, cafes, and the excellent Down's junior and infant schools.

For those who enjoy dining out, the area is brimming with popular gastro pubs like 'The Roundhill', 'Signalman', and 'Open House'. Additionally, nearby Lewes and London Road provide an array of local shops



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