



Crescent Road

, Brighton, BN2 3RP

Guide price £400,000 to £425,000
SHARE OF FREEHOLD



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Description

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.

Having the benefit of your own private street entrance leading in on the 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 and supermarkets, while the charming Fiveways area offers delightful delis, a butcher, and a baker for all your culinary needs.

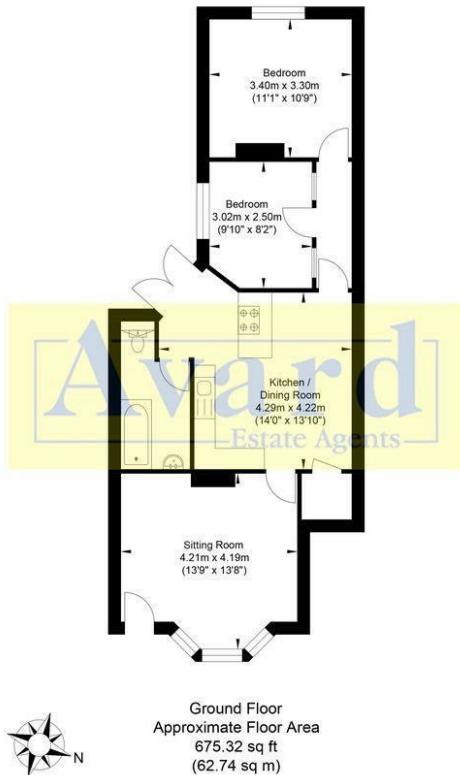
With Brighton mainline and London Road train stations within walking distance, commuting to Gatwick Airport or London is a breeze. Whether you prefer a leisurely walk to the city centre or a quick bus ride, this property's convenient location caters to all.





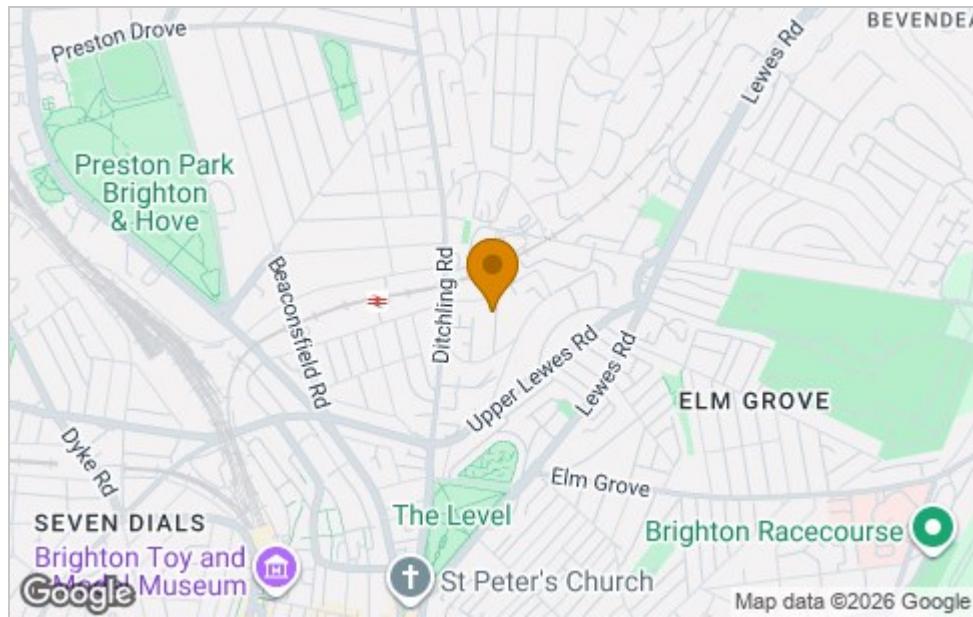
Floor Plan

Crescent Road

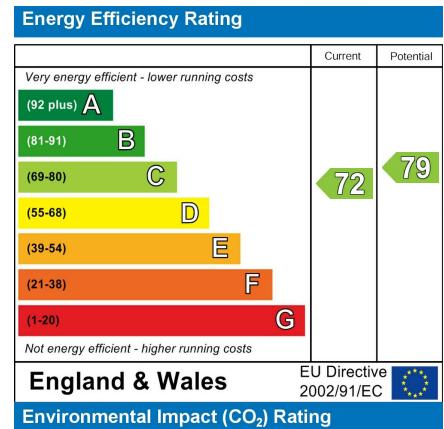


Approximate Gross Internal Area = 62.74 sq m / 675.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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