



## 3 Princes Crescent, Brighton, BN2 3RA

£525,000 Freehold

This GENEROUSLY SIZED 4 bedroom, 3 storey house presents an exciting opportunity for modernisation & personalisation. With its flexible layout & scope for improvement, it has the potential to become a truly stunning family home. Ideally located in a highly SOUGHT AFTER area, the property is perfectly positioned between the city centre & the vibrant Fiveways district. You'll be just a short walk from both London Road & Brighton train stations, offering excellent transport links. Families will appreciate the proximity to a selection of highly regarded schools, while the surrounding area boasts an array of independent cafés, shops & everyday amenities. Whether you're a homeowner looking to create your dream space or an investor seeking value in a POPULAR LOCATION, this property is brimming with potential. Energy Rating: C71  
Exclusive to Maslen Estate Agents

Front door to:

**Entrance Vestibule**

Door to:

**Hallway**

Radiator, stairs rising to first floor, under stairs storage cupboard, cupboard housing fuse board, doors to all rooms.

**Lounge**

Sash bay window to front, radiator, feature fireplace, archway through to:

**Dining Room**

Door to rear, radiator.

**Kitchen**

Range of wall & base units with roll edge work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap , integrated 'Beko' oven, inset hob, extractor fan over, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Worcester' boiler, part tiled walls, tiled floor, window to side, door to side.

**First Floor Split Level Landing**

Radiator, stairs rising to second floor, doors to all rooms.

**Bathroom**

Low level WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, 2 x built in storage cupboards, radiator, fully tiled walls, laminate flooring, window to rear with frosted glass.

**Cloakroom**

WC with push button flush, tiled walls, laminate flooring, window to side.

**Bedroom**

Window to rear, radiator built in storage cupboard, wash hand basin with hot & cold taps & storage below.

**Bedroom**

Sash bay window to front, further window to front, radiator.

**Second Floor Landing**

Window to rear, hatch to loft space, doors to all rooms.

**Bedroom**

Feature fireplace, window to rear, built in storage cupboard, radiator, pedestal wash hand basin with hot & cold taps.

**Bedroom**

Sash bay window to front, further sash window to front, radiator, built in cupboard, pedestal wash hand basin with hot & cold taps.

**Outside**

**Rear Garden**

Laid to patio, timber storage shed, enclosed by brick walling.

**Total approx floor area**

114.9 sq.m. (1237.1 sq.ft.)

**Parking zone J**

**Council tax band D**

**V1**

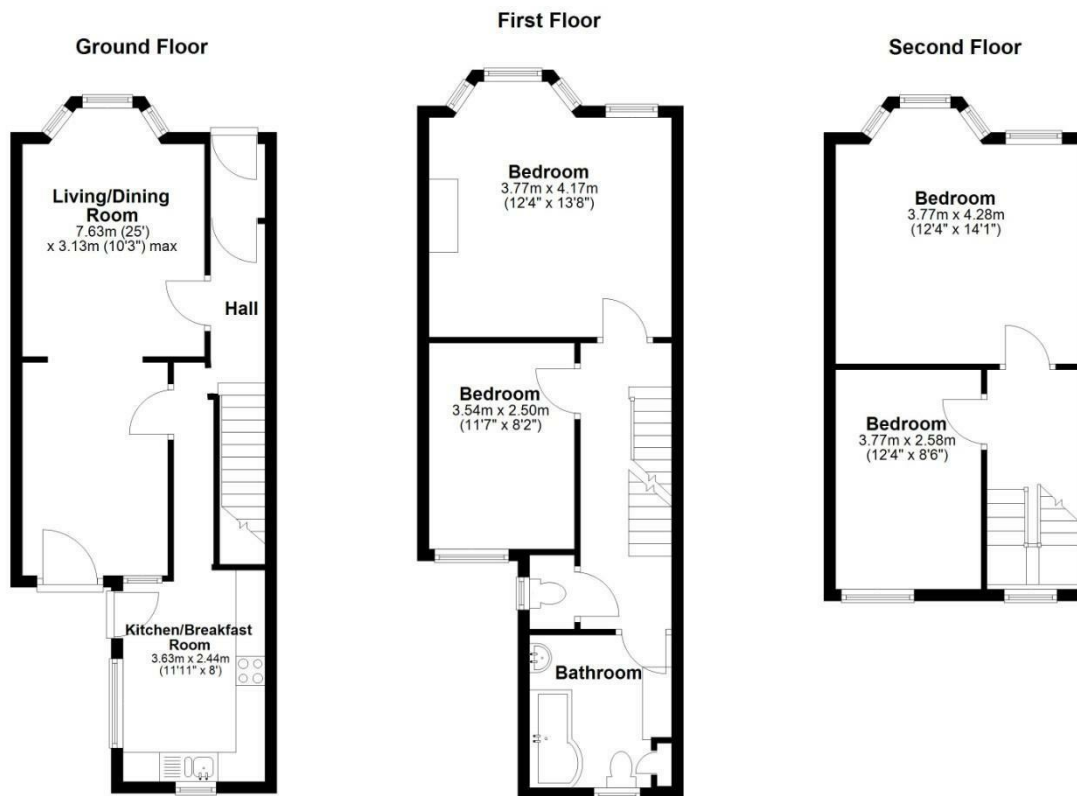
What the owner says:

*"The location is one of the most convenient locations in Brighton. London Road train station offers fast links into central London and the Brighton bus service is on your doorstep, which can transport you to the city centre within 10 minutes. It is also easy to get to Preston Park and The Level park. The local convenience store is less than 30 seconds walk and The Roundhill pub restaurant, where you can enjoy quality food and drink, is close by too. Great schools for children are in the area with the walk to either Downs Infants School or Down Junior School being less than 5 minutes. The whole area has a great community feel and it has always been easy to make true lifelong friends here. I am sure the new homeowners will find this to be the case for themselves too."*







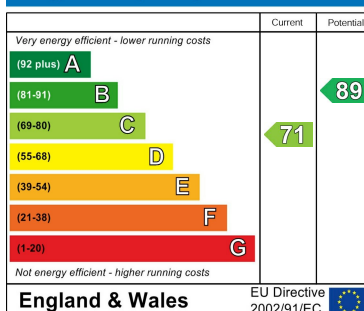


Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

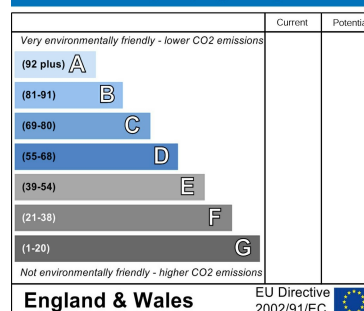
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

#### Princes Crescent

##### Energy Efficiency Rating



##### Environmental Impact (CO<sub>2</sub>) Rating



#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

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