13a Park Crescent, Brighton, BN2 3HA

£400,000 Share of Freehold

A delightful 2 bedroom lower ground floor flat located in prestigious Park Crescent. This property has direct access to spectacular & picturesque residents' gardens. Some of the other property highlights include; the SPACIOUS OPEN PLAN lounge/diner with bi folding doors onto a SUNNY PRIVATE PATIO, stylish kitchen & utility area, smart bathroom & further cloakroom. Viewings are highly recommended. Energy Rating: C71
Exclusive to Maslen Estate Agents

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Front door to:

Hallway
Radiator, built in storage cupboard, wood effect flooring, wall mounted thermostat, doors to all rooms.

Kitchen
Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob, cooker hood above, integrated 'AEG' oven, space for slimline dishwasher, part tiled walls, laminate flooring, window to side, archway to

Utility Room
Space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Viessmann' boiler, laminate flooring, window to side.

Bedroom
2 x windows to front, 2 x built in wardrobes, upright radiator.

Bathroom
Panelled bath with mixer tap & hand held shower attachment, wash hand basin with mixer tap & vanity storage below, WC with push button flush, ladder style heated towel rail, extractor fan, part tiled walls, laminate flooring.

WC
WC with push button flush, wash hand basin with mixer tap, part tiled walls, laminate flooring.

Bedroom
Radiator, window to side.

Open Plan Lounge/Dining Room
Bi-folding doors leading onto private patio garden, 2 x upright radiators, wood effect flooring, space for table & chairs.

Oustide

Front Garden
Laid to block paving, 2 x storage cupboards.

Rear Garden
Paved patio seating area with steps up to shared garden.

Shared Garden
Laid to lawn with a variety of trees, shrubs & plants.

Total approx floor area
73.5 sq.m. (791.0 sq.ft.)

Council tax band B

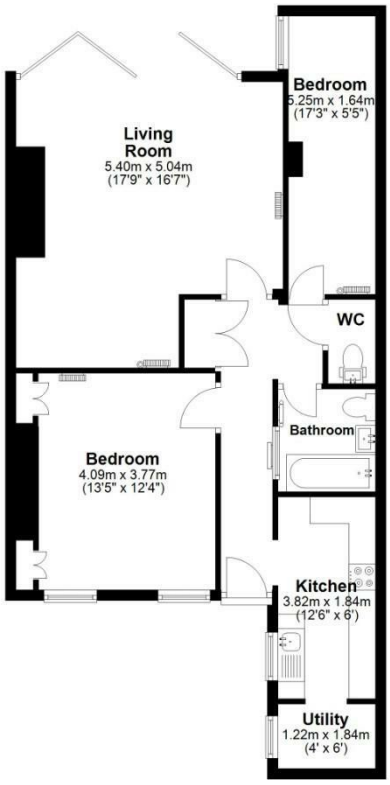
Parking zone J

V1

What the owner says:

"We've absolutely loved living in this flat—it was our first home and has been the perfect place to start out. Being so close to both the town and the sea has been ideal, and having direct access to the spacious private gardens of Park Crescent has been a real bonus. The community here is welcoming and friendly, making it a truly special place to live. While we're sad to leave, we have now outgrown the space and are ready for our next chapter."

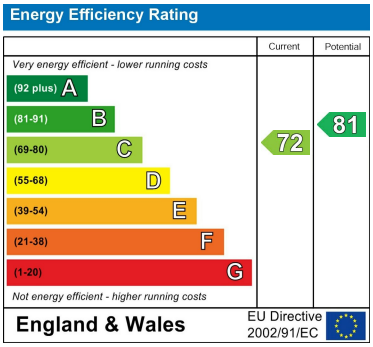
Lower Ground Floor

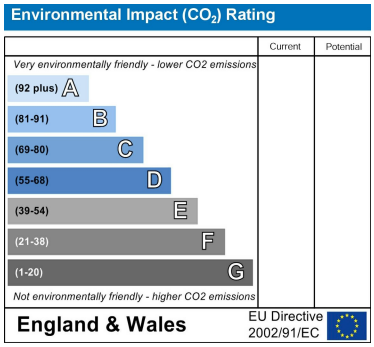


Total area: approx. 73.5 sq. metres (791.0 sq. feet)

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.

Park Crescent





IMPORTANT
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