



## 13a Park Crescent, Brighton, BN2 3HA

£385,000 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

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.

### Outside

#### 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.)

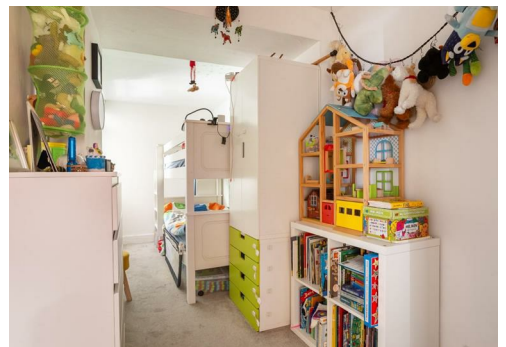
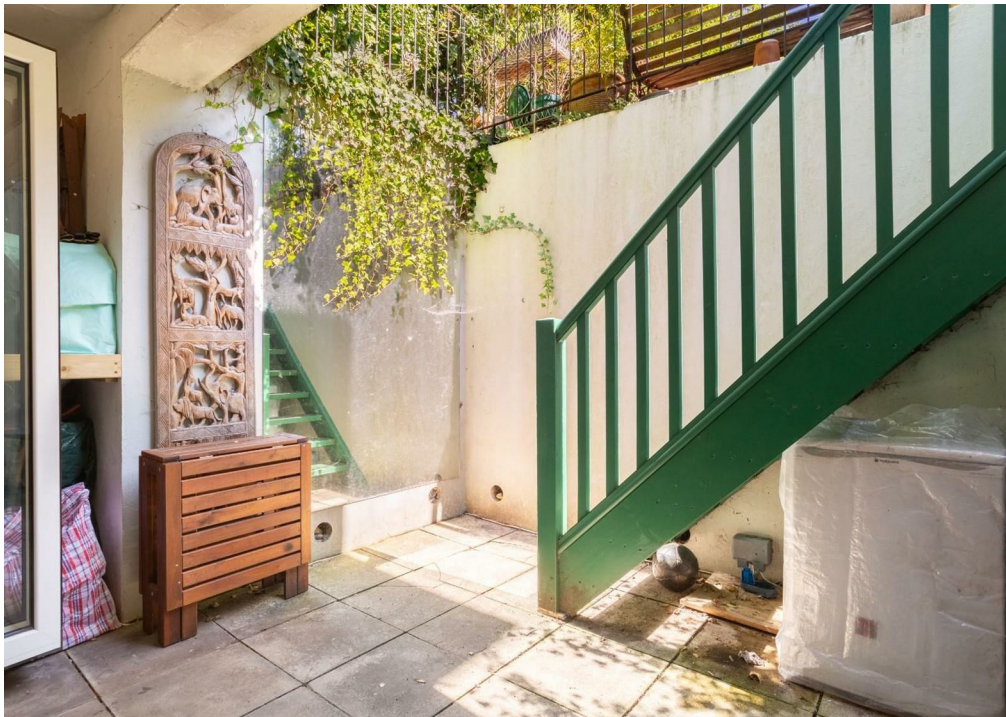
### Council tax band B

### Parking zone J

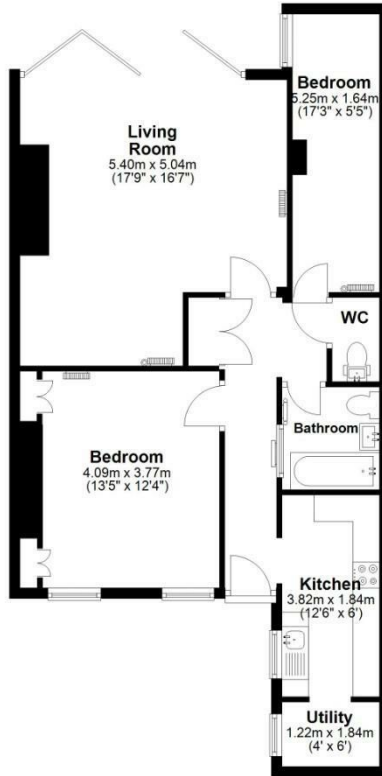
### V1

*What the owner says:*

*"This is so much more than just a perfectly located property. The Crescent folk are very sociable with busy social media channels to promote Garden events and a quarterly newsletter to keep you informed as to what the groundsmen and Garden Committee have planned. The calendar is filled with inclusive events such as the Easter Egg hunt, a Mid summer night's feast, the bonfire & fireworks display and Christmas Carols. There's even an annual festival that marks the end of summer. The walled Garden makes this the ideal place for raising kids and children can be found running between houses and across the many lawns. Need that proverbial "cup of sugar"? Not to worry, a message on the Garden Whatsapp can usually save a trip to the (very local) shops! There are other two bed flats on the market, but if you want to be part of a very special community in the heart of the most vibrant and welcoming city in the country then this could be the home for you :)"*



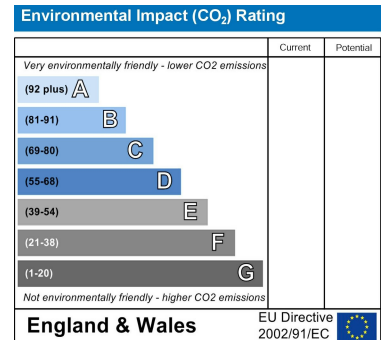
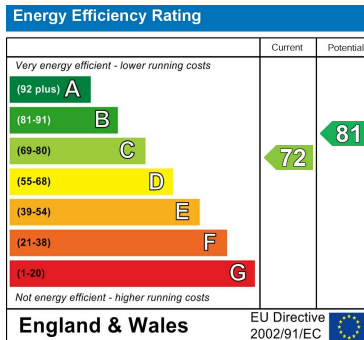
**Lower Ground Floor**



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**

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

**IMPORTANT**

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