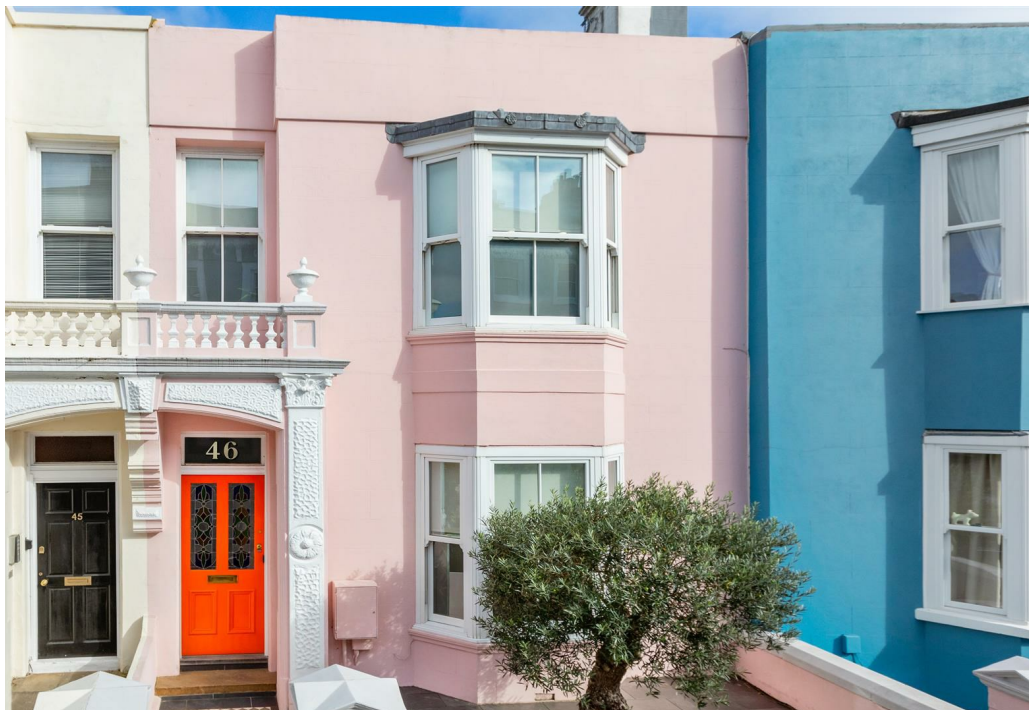


Park Crescent

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

Exuding creative character and timeless elegance, this exquisitely presented four-bedroom period house is found on the highly sought-after Park Crescent Terrace. The current owners have lovingly enhanced the property's original period features while sympathetically incorporating contemporary touches to provide comfort and style for modern living.

A spacious entrance vestibule leads into a beautiful hallway, where a grand staircase provides a striking focal point. Glazed double doors open into an elegant double reception room — a generous front lounge with a large bay window and a gas-fired fireplace, flowing seamlessly into a stylish dining area with a door opening directly onto the rear garden.

To the rear, the impressive kitchen has been designed in a modern and contemporary style. Well-appointed and spacious with a breakfast bar, and tri-fold doors that open onto the garden, creating an ideal setting for both family life and entertaining.

The garden is a true oasis — thoughtfully landscaped to create a peaceful yet sociable outdoor space, with several gently defined areas. A large pergola adorned with Wisteria and leafy climbers forms a beautiful green canopy, enhanced by discreet lighting that transforms the space for evening enjoyment. A useful and spacious cloakroom/utility room completes the ground floor.

Upstairs, four bedrooms are accessed from a central landing, flooded with natural light from a large remotely controlled Velux opening ceiling skylight. The two principal bedrooms are positioned at the front of the property, accompanied by a separate family bathroom. Two further bedrooms and an additional cloakroom are located to the rear.

Park Crescent Terrace is a quiet one-way street conveniently located near central Brighton, just a short walk from Brighton Station, the lively North Laine, and the green spaces of Preston Park and The Level, with an excellent bus service with direct routes to all parts of the Brighton and Hove, Lewes, and beyond.

Park Crescent Brighton

£750,000



4

BEDROOM

1

RECEPTION

1

BATHROOM







What the owner says

Our house is the biggest on the terrace, you can't miss the seaside pink we have painted it, or the 200-year olive tree in the front garden. Passers-by often tell us how much they like the look of it.

Between 2009 to 2016 we undertook a complete renovation, and that is not an exaggeration. The roof was completely renewed with all lead flashings, new Rehau double glazed sash windows fitted throughout, new ceilings, doors, floors, walls re-plastered. Complete re-wiring with downlighters in every room, new boiler and radiators everywhere. In 2016 we had the back extended with a new kitchen and first floor bedroom.

Now it is a warm, draught free, well-maintained house with a secluded, trellis covered back patio garden, which in summer, when the Wisteria is out, our friends tell us that it looks like something you see in Interiors Magazine – and it's low maintenance!

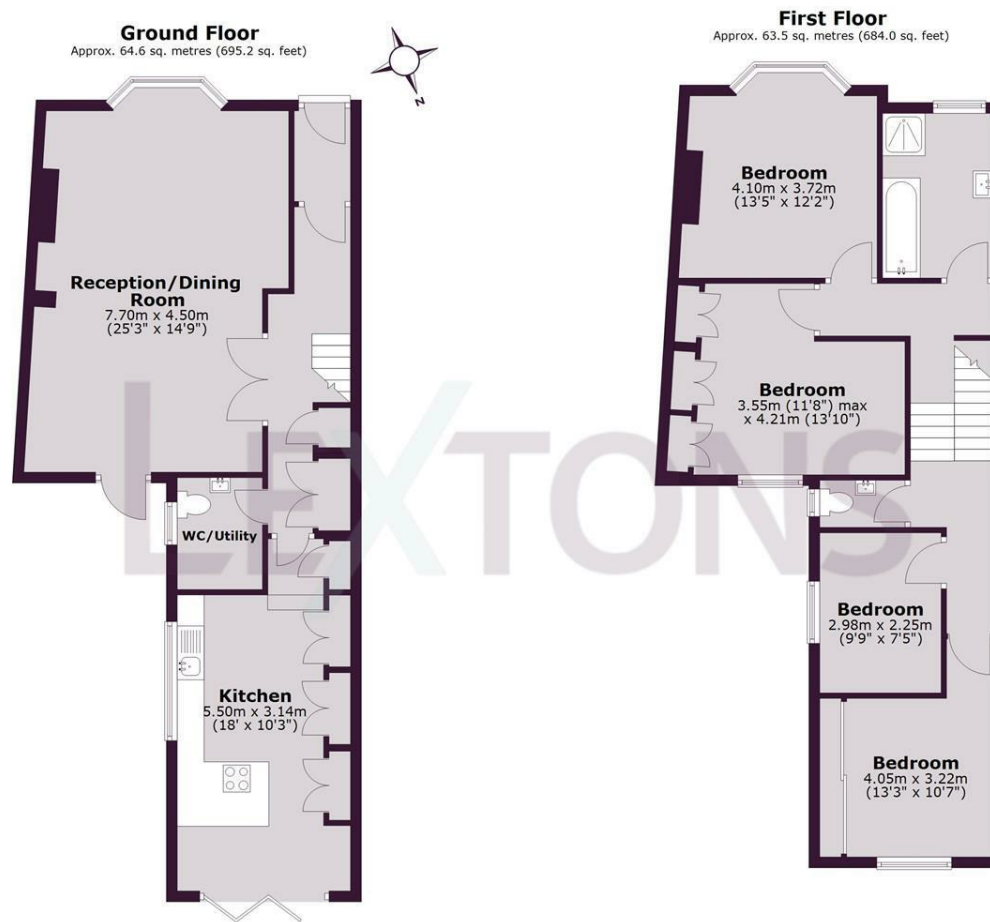
The reason we are moving is because my wife is an artist and needs a bigger studio. We hope it goes to someone who will maintain and love it like we do.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES







Total area: approx. 128.1 sq. metres (1379.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		