

Park Crescent Road

Brighton

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About the property

GUIDE PRICE £475,000-£500,000

An elegantly presented and tastefully decorated two bedroom period house, beautifully arranged over three spacious floors. This home boasts a warm and inviting ambiance, featuring a stylish wood burner in the living area.

The well-proportioned South-West facing garden offers plenty of natural light throughout the day, providing a perfect retreat for relaxation and outdoor dining. The heart of the home is the spacious kitchen diner, perfect for entertaining, with ample storage and modern fittings, leading out to the garden. The living space is further enhanced by an open fireplace, maintaining the home's period charm while adding a touch of warmth and character. A good sized, recently renovated family bathroom is conveniently located off the spacious central hallway. Upstairs finds two generously sized bedrooms.

This stunning property seamlessly combines period charm with modern convenience. Located in a popular residential area within easy walking distance of the city centre, Brighton Station, and the vibrant North Laine district. The open green spaces of The Level are also just a short stroll away, making this the ideal home for those seeking a blend of city living and peaceful outdoor escapes.

Park Crescent Road Brighton



2

BEDROOM

2

RECEPTION

1

BATHROOM





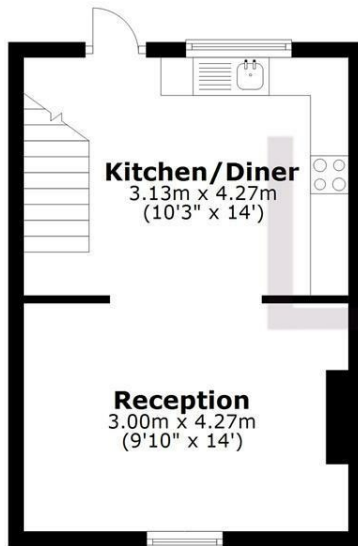


SCAN HERE TO OFFER ON THIS PROPERTY



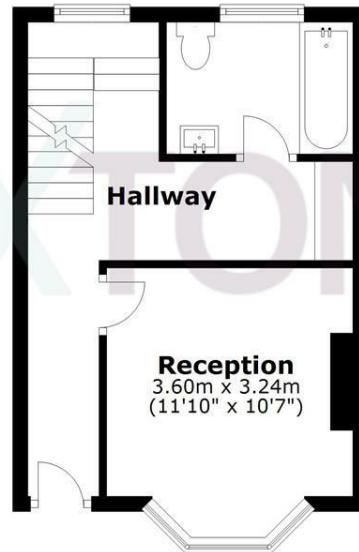
Lower Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



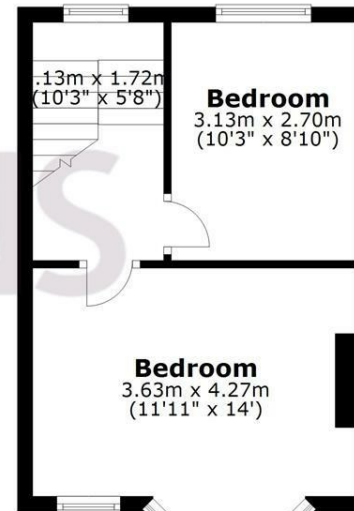
Ground Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC