austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austingray



Flat 9, 24 Park Crescent

Brighton, BN2 3HA

Price Guide £280,000 - £300,000

2 | 1 | 1 | C

Flat 9, 24 Park Crescent, Brighton.

Park Crescent is a highly regarded residential address in central Brighton, enjoying a peaceful setting whilst remaining within easy reach of the city's many amenities. The elegant crescent surrounds attractive communal gardens, providing a pleasant green outlook and a welcome sense of space in the heart of the city.

The property is conveniently positioned for access to Brighton city centre, with a wide range of shops, cafés, restaurants, bars and leisure facilities all within easy reach. Brighton Station is also accessible, providing regular rail services to London and other destinations, while the seafront and famous promenade are just a short distance away.

- First Floor Flat
- Two Double Bedrooms
- Lounge and Kitchen
- Bathroom / W.C.
- GCH & Sash Windows
- Balcony & Views Overlooking Communal Gardens
- Share of the Freehold
- No Onward Chain
- EPC Rating C Council Tax Band B
- Guide Price £280,000 - £300,000















Park Crescent Gardens.

The communal gardens at the centre of Park Crescent are a particularly appealing feature of the development. The landscaped open space provides residents with a tranquil setting and attractive green surroundings, offering an ideal place to relax and enjoy the outdoors while being close to everything central Brighton has to offer.

Situated on the first floor, this well-proportioned dual aspect flat offers spacious and versatile accommodation with pleasant views over the communal grounds.

The property is approached via a welcoming entrance hall with useful, fitted storage. To the front of the flat are two comfortable double bedrooms, both benefiting from extensive fitted book shelving. A separate cloakroom and bathroom/WC provide additional convenience.

To the rear of the property is a bright and inviting lounge, featuring a pair of sash windows overlooking the communal gardens below. A glazed door opens onto a balustrade balcony, providing a pleasant outdoor space and an attractive outlook.

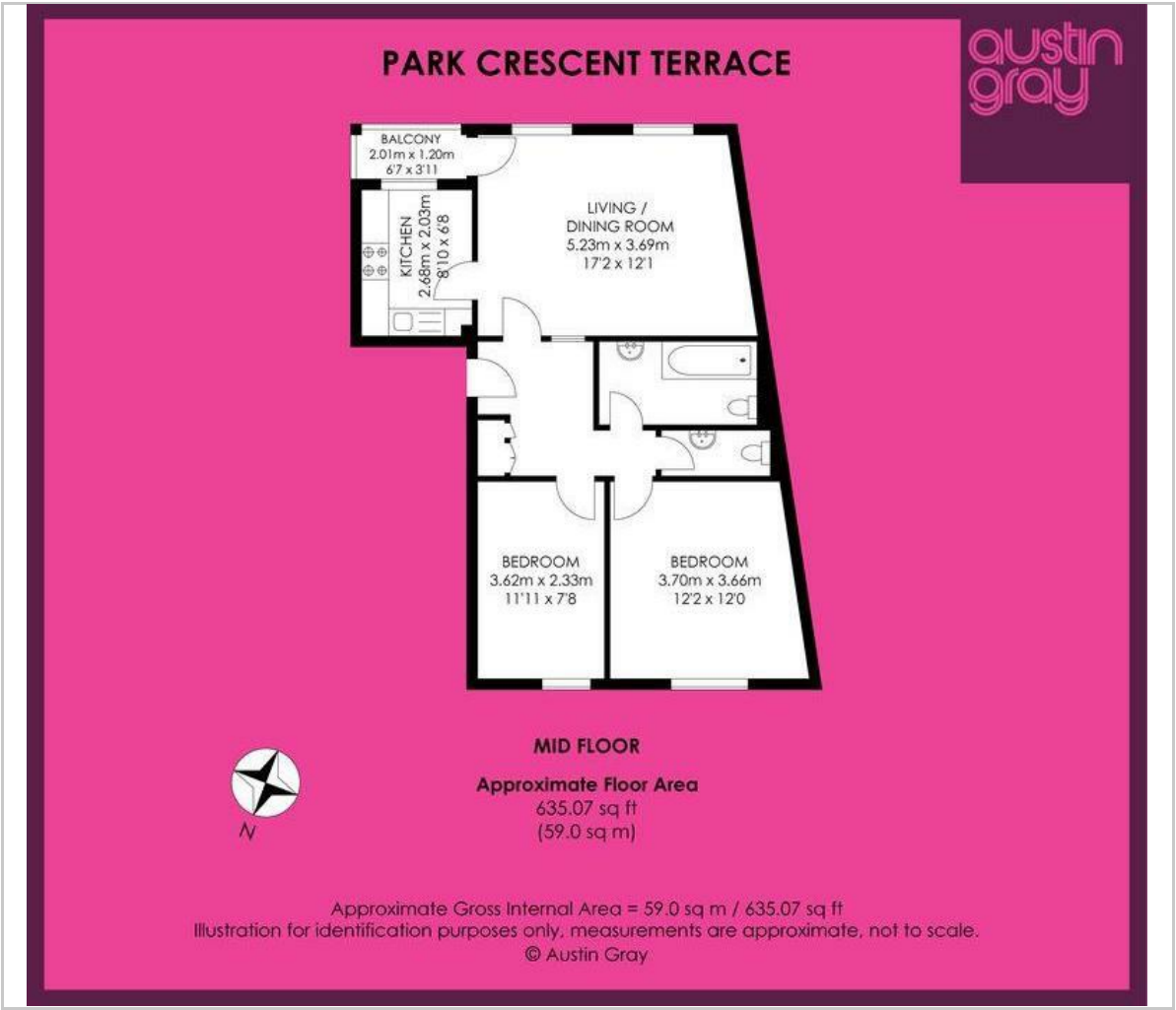
Adjacent to the lounge is a fitted kitchen with an oven, hob and extractor hood, together with space and plumbing for a washing machine, fridge and freezer. A window overlooks the communal gardens, while a wall-mounted Worcester boiler provides domestic hot water and central heating.



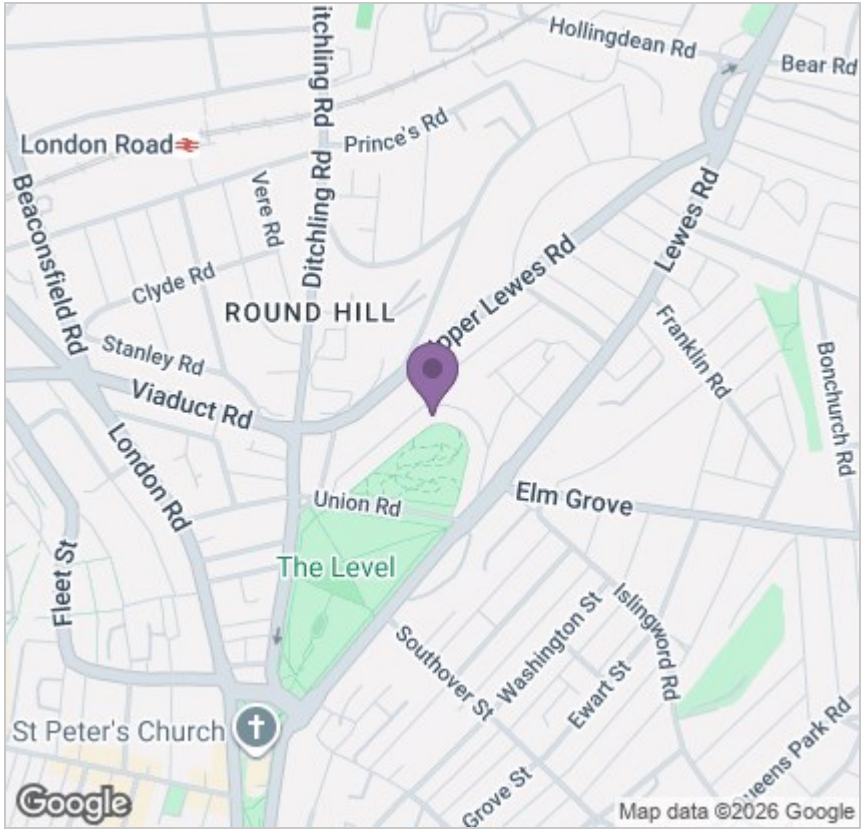




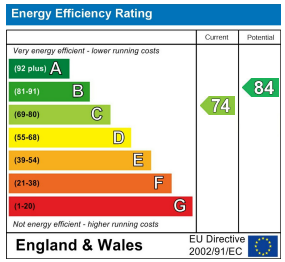
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray