



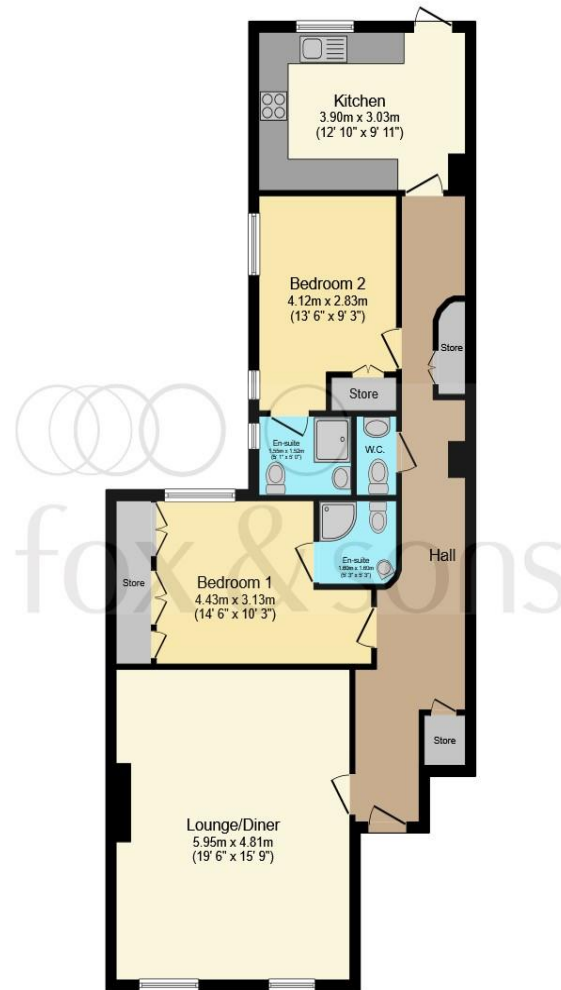
Lewes Crescent, Brighton, BN2 1GB

welcome to

Lewes Crescent, Brighton

A delightful Regency flat old being sold with no onwads chain. It has a share of the freehold, two bedrooms, two bathrooms, period features, a private patio garden, access to the Kemp Town Enclosures As well as a stunning South West facing lounge with period features.





Total floor area 95.8 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This stunning ground floor converted flat which is being sold with no onwards chain and comes with the share of the freehold. The South West facing lounge is flooded with natural light and has period features throughout. Both bedrooms are doubles, have en-suites, plenty of storage and also have period features. The kitchen is at the rear of the property, it is a good size and gives access to the rear private patio garden. The flat also has access to The Enclosures which offer six acres of private, landscaped gardens.

Only the residents of Sussex Square, Lewes Crescent, Arundel Terrace and Chichester Terrace have access. The enclosures are located in the East Cliff conservation area, which was constructed in the early 19th Century, and is located within ¼ mile of Brighton Marina. The layout has been designed to offer sheltered planting, open grass spaces and uniquely a private tunnel leading down to the esplanade & Brighton Beach, and it is believed that the passage gave Lewis Carroll the idea for the rabbit hole in 'Alice in Wonderland' while he was a resident there.

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Lewes Crescent, Brighton

- Sold with no onwards chain
- Share of the freehold
- Private garden & access to the enclosures
- Period charm throughout
- Ground floor flat

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108519 - 0004

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