



Park Crescent Road, BN2

Guide Price £525,000 - £550,000

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INTRODUCING

# Park Crescent Road

3 Bedrooms | 1 Bathroom | Terraced | 1214 sq ft

Discover this beautifully renovated 3-bedroom terraced house in Brighton's sought-after Roundhill Conservation Area. Featuring open-plan living, a modern bathroom, and a versatile loft room, it offers contemporary comfort close to parks, stations, and vibrant local amenities.



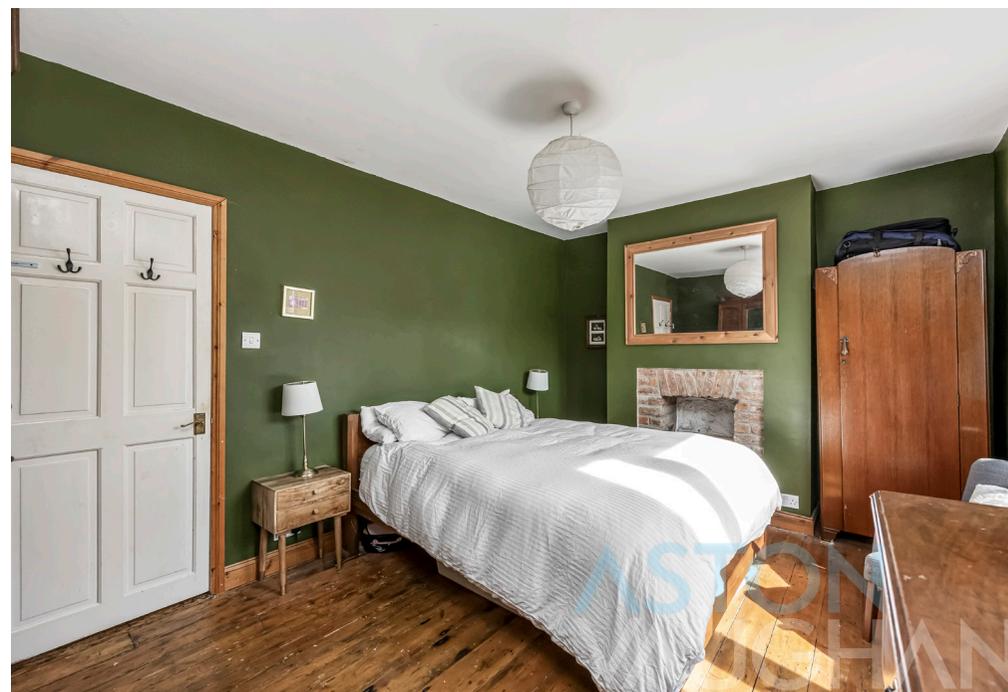


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Nestled within the highly desirable Roundhill Conservation Area, this charming three-bedroom terraced house on Park Crescent Road presents an exceptional opportunity for buyers seeking a blend of period character and modern convenience in Brighton. This property has recently undergone a thoughtful renovation, ready to move into immediately.

The heart of this home is undoubtedly the lower ground floor, which boasts a superb open-plan living, dining, and kitchen area. This expansive space is perfect for both everyday family life and entertaining, creating a seamless flow that is highly sought after in contemporary living. The kitchen is well-appointed, complementing the bright and airy feel of the room. A standout feature of this area is the set of bi-folding doors, which open directly onto a private rear courtyard, extending the living space outdoors and providing a delightful spot for al fresco dining or simply relaxing.

Upstairs, the property offers three comfortable bedrooms, providing ample space for families or those needing a dedicated home office. The modern bathroom has been tastefully updated, featuring contemporary fixtures and fittings that enhance the overall appeal of the home. A unique and valuable addition to this property is the loft room, currently accessed via a ladder. This versatile space, complete with skylights, offers significant potential for conversion into a permanent fourth bedroom, a study, or a creative studio, subject to the necessary planning permissions. The possibility of adding a permanent staircase further enhances its future utility and value.





Location is a key advantage of this property. Residents will appreciate its proximity to The Level, a large and popular park ideal for dog walkers, cyclists, and those seeking green space in the city. Commuters will find the property exceptionally well-placed, with Brighton Station approximately a 15-minute walk away, offering direct links to London and beyond. London Road station is even closer, at approximately an 11-minute walk. The vibrant local area also benefits from being close to Brighton Open Market, as well as the diverse array of shops, cafes, and restaurants found along London Road and Lewes Road, ensuring all amenities are within easy reach.

This property represents an ideal purchase for those looking for a beautifully presented home in a prime Brighton location, offering both comfort and convenience. Early viewing is highly recommended to fully appreciate all that this delightful terraced house has to offer.





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## LOCATION GUIDE

### Education:

Primary: Fairlight Primary School, St Martin's C of E School, Downs Infant School

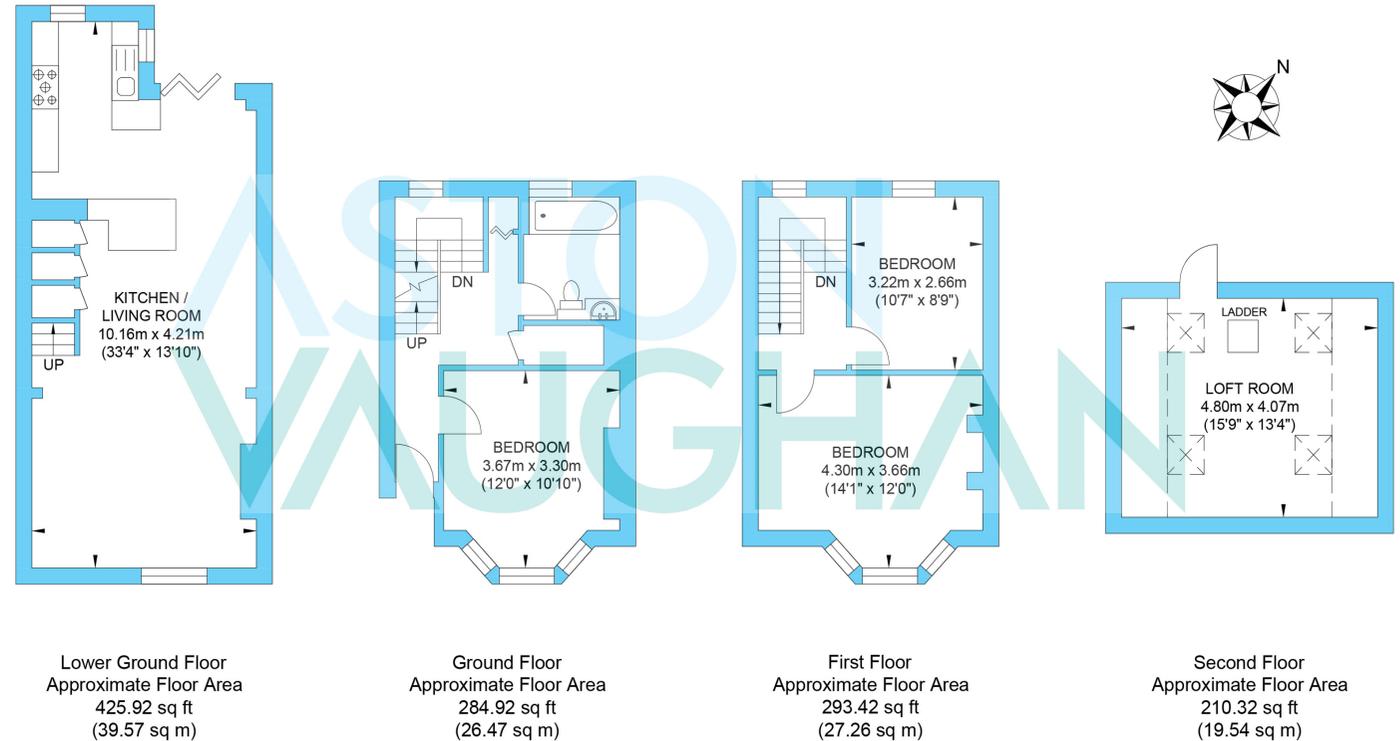
Secondary: Varndean School

Private: Brighton College, Lancing College

### Location Summary:

Brighton's bohemian North Laines are on your doorstep, hosting a plethora of cafes, restaurants and boutique shops, or there are several local supermarkets and gastro pubs nearby. The local schools are highly regarded and there is a real sense of community within the street. Transport links are excellent with Brighton and London Road Stations within walking distance offering links to the universities and London. For families with young children there are several parks with play areas nearby, and the beach is just 20-minutes on foot. With so many exceptional features, this home will appeal to anyone looking to live in a stylish and luxurious space within a family friendly community.

## Park Crescent Road



Approximate Gross Internal Area = 112.84 sq m / 1214.58 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.