



Lewes Crescent, BN2

£280,000

INTRODUCING

Lewes Crescent, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room | 678 Sq Ft | Access to Sussex Square & Lewes Crescent Gardens with Tunnel to Beach

Nestled within the prestigious Lewes Crescent, this exceptional one-bedroom, two-bathroom top-floor apartment presents a unique opportunity to acquire a residence in one of Brighton's most sought-after locations. This property is available chain-free, ensuring a smooth and swift transaction for its new owner.

Accessed via a convenient lift, the apartment immediately impresses with its thoughtful design and an abundance of natural light. The heart of the home is undoubtedly the spacious living room, which benefits from a beautiful skylight, creating an airy and inviting atmosphere perfect for relaxation or entertaining. From the rear of the property, residents can enjoy captivating rooftop vistas that stretch towards the distant sea, providing a picturesque backdrop to everyday living.

The apartment boasts a well-proportioned bedroom, offering a peaceful sanctuary. A significant advantage of this property is the inclusion of two bathrooms, with one being an en suite to the bedroom, providing enhanced privacy and convenience. This thoughtful layout ensures comfort for both residents and guests. Furthermore, the apartment benefits from large amounts of eave storage, a practical feature that maximises space and helps maintain a clutter-free environment.

One of the most compelling features of this Lewes Crescent address is the exclusive access granted to the magnificent Sussex Square and Lewes Crescent Gardens. These private, beautifully maintained gardens offer a tranquil escape from the bustling city, perfect for leisurely strolls or quiet contemplation. A truly unique amenity, a private tunnel from the gardens leads directly to the beach, providing unparalleled access to the seafront and all the recreational opportunities it offers.

The location of this apartment is second to none. Situated close to the vibrant Kemptown Village, residents will find themselves within easy reach of an eclectic mix of independent shops, charming cafes, renowned restaurants, and essential local amenities. The area is well-served by public transport, offering excellent connections to Brighton city centre and beyond, making it an ideal base for those who appreciate both coastal living and urban convenience.

This property represents an outstanding opportunity for first-time buyers, those seeking a stylish pied-a-terre, or investors looking for a desirable rental property in a prime location. With its unique features, stunning views, and unparalleled access to private gardens and the beach, early viewing is highly recommended to fully appreciate all that this exquisite Lewes Crescent apartment has to offer.





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Closest schools:

Primary: St Mark's, Queen's Park.

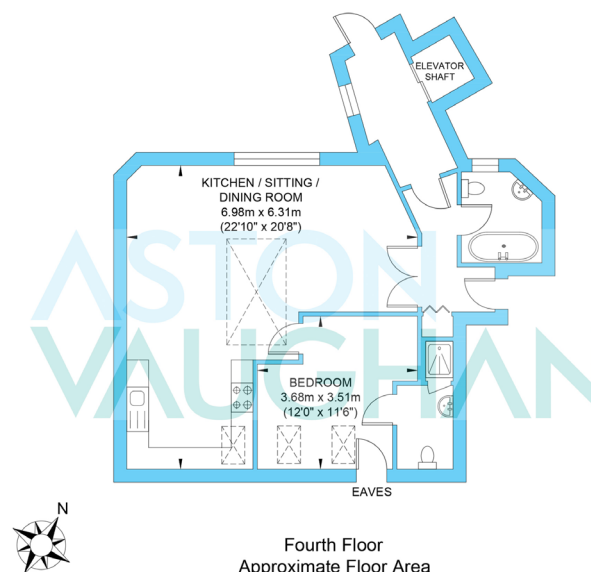
Secondary: Varndean or Dorothy Stringer.

Private: Brighton College, Brighton Waldorf School, Roedean, Brighton & Hove High.

Location:

In one of Brighton's most glamorous locations, this beautiful studio apartment offers access to 7.5 acres of private gardens with a tunnel to the beach—said to have inspired Lewis Carroll's rabbit hole. The secure, resident-only gardens are a vibrant social hub. A short walk leads to the Marina's waterfront restaurants, shops, cinemas, and health club. Nearby, Brighton College, the County Hospital, and Kemptown's lively cafés and bars add to the area's appeal. A scenic 20-25 minute seafront stroll—or a quick cab ride—takes you to the city's cultural heart, making this an exceptional home or investment opportunity.

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Fourth Floor
Approximate Floor Area
678.12 sq ft
(63.0 sq m)

Approximate Gross Internal Area = 63.0 sq m / 678.12 sq ft

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

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