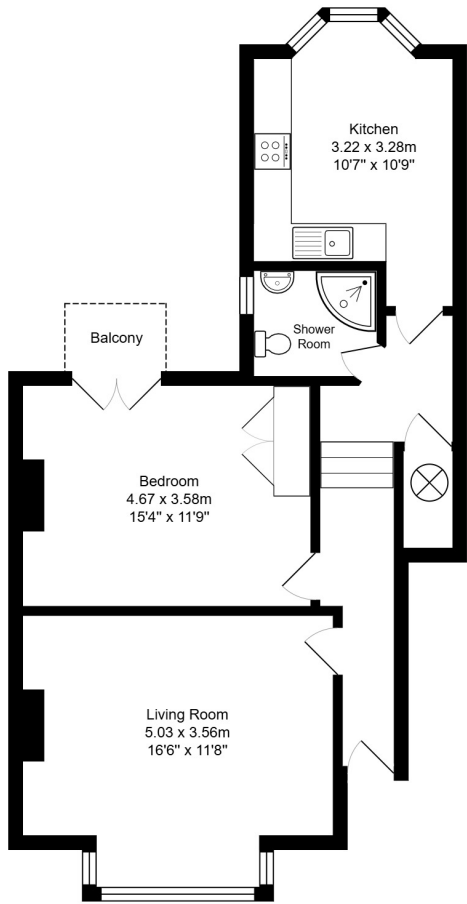
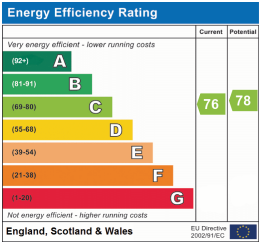




GFF, 46 Tivoli Crescent, Brighton, BN1 5ND  
GUIDE PRICE £300,000 - £325,000



Tivoli Crescent, Brighton, BN1 5ND  
Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







This beautifully refurbished very large one-bedroom split-level flat on Tivoli Crescent effortlessly blends Brighton's vibrant lifestyle with the serenity of a private retreat. Benefiting from its own entrance, the property has been thoughtfully updated and tastefully decorated to combine contemporary finishes with charming period features. Generously proportioned and filled with natural light, the interiors are enhanced by large windows and a smart, airy layout. The spacious living room is perfect for both relaxing and entertaining, with ample room for a dining area. The separate kitchen to the rear of the flat is fully equipped with high-quality cabinetry, under-unit lighting and elegant quartz worktops. Its striking bay window allows space for informal dining and frames stunning views across Preston Park and out towards the South Downs. The large bedroom offers a peaceful escape, complete with bespoke birch ply wardrobes and access to an east-facing balcony — the perfect spot to enjoy your morning coffee in the sunshine while soaking in the panoramic view. Every detail has been considered for comfort and efficiency. The Megaflo pressurised hot water system ensures a luxurious shower experience within the stylish Matki enclosure featuring Hans Grohe fittings. The entire property, on all levels benefits from soundproofed floors and ceilings. There is double glazing to the rear, providing both peace and energy efficiency. Ideally situated just a short walk from Preston Park Station, this home is perfect for commuters. Local amenities include a food and wine store at the end of the street and a selection of cafés and eateries nearby including a chemist and post office. Offered with no onward chain, a 999-year lease and low service charges, this exceptional flat represents a rare opportunity to own a refined and well-located home in one of Brighton's most desirable areas.



- ONE LARGE DOUBLE BEDROOM WITH BALCONY & STUNNING VIEWS
- TOTAL INTERNAL AREA 65.5 m<sup>2</sup> (the size of a typical 2 bed flat)
- NO ONWARD CHAIN, LONG LEASE AND LOW OUTGOINGS
- EPC RATING C
- SEPARATE ENTRANCE
- WELL MAINTAINED BUILDING & REFURBISHED INTERIOR
- PERIOD FEATURES
- BIKE RACK
- CLOSE TO PRESTON PARK STATION AND AMENITIES
- BESPOKE CABINETRY & HIGH-QUALITY KITCHEN