



Inwood Crescent, Brighton, BN1 5AP

£425,000



Inwood Crescent, BN1

Approximate Gross Internal Area = 88 sq m / 945 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		75
(34-38)	D	57	
(29-33)	E		
(24-28)	F		
(1-23)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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.





With generous room proportions, a southwest-facing garden, and an immaculate interior, this two-bedroom maisonette is truly impressive. Positioned halfway along the charming Inwood Crescent, this delightful property occupies the upper two floors of a Victorian terraced house and being elevated on one of Brighton's renowned hills, the property offers breathtaking views across the Preston Valley to the east. The area is celebrated for its strong sense of community, with a tranquil ambiance just a stone's throw from the city centre's vibrant amenities. Located amidst popular schools and parks and only a three-minute walk from Preston Park Station, it is ideal for commuters and families. The property retains a wealth of original features, beautifully blended with a contemporary palette and high-end fixtures, creating a modern and polished finish. Its prime location and exceptional presentation make it highly coveted.



- FIRST & TOP FLOOR MAISONETTE
- SOUTH-WEST FACING PRIVATE GARDEN
- DESIRABLE BRIGHTON LOCATION
- CONTEMPORARY DECOR WITH PERIOD FEATURES
- TWO DOUBLE BEDROOMS
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- LARGE FAMILY BATHROOM WITH SEPARATE SHOWER
- SEPARATE KITCHEN/DINER
- GAS CENTRAL HEATING AND PARTIAL DOUBLE GLAZING