



Flat 3, 40, Tivoli Crescent  
BRIGHTON,  
East Sussex, BN1 5ND

£220,000

Viewing by appointment only

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Welcome to this charming 1 bed split level flat located in the desirable Tivoli Crescent of Brighton. Situated on the first floor of a converted Victorian property, this flat offers a 15' living room with the original feature fireplace, a kitchen section providing enough space for a cooker, fridge and washing machine. A few steps down lead to the double bedroom, featuring a large bay window that bathes the room in natural light and provides stunning panoramic views. The bathroom boasts a modern white suite, adding a contemporary touch to this classic property. Its design and amenities offer comfort and style for everyday use.

Additionally, this property comes with the advantage of having no onward chain, making the process smoother for prospective buyers. Furthermore, it includes a share of the freehold, providing a sense of ownership and stability for the residents.

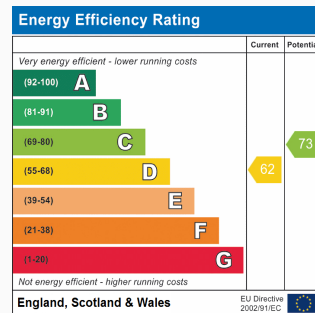
Tivoli Crescent is situated on level ground in this popular residential location just off Dyke Road. Preston Park mainline station is close by providing a commuter service to Gatwick and London, and local bus services are close to hand providing easy access to Brighton city centre and seafront. There are local shopping facilities conveniently located in Dyke Road and an array of shops and eateries are to be found in nearby Seven Dials. Dyke Road Park offers a variety of recreational facilities to enjoy, including the popular Open Air Theatre.

- Converted first floor flat
- Split level accommodation
- One double bedroom
- 15' Living area with feature fireplace
- White bathroom suite
- Security entry phone system
- Gas central heating
- Panoramic views across Brighton towards the sea
- No onward chain

Tenure: Share of Freehold  
 Length of lease: 900+ years  
 Service charge - £600 pa  
 Ground rent - peppercorn  
 Council tax band - A  
 Parking permit zone: A (no waiting list)  
 No short term lets allowed  
 Pets allowed with consent from freeholders



TOTAL APPROX. FLOOR AREA 29.4 SQ.M. (316 SQ.FT.)  
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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.

