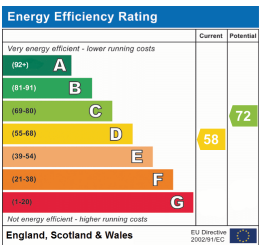
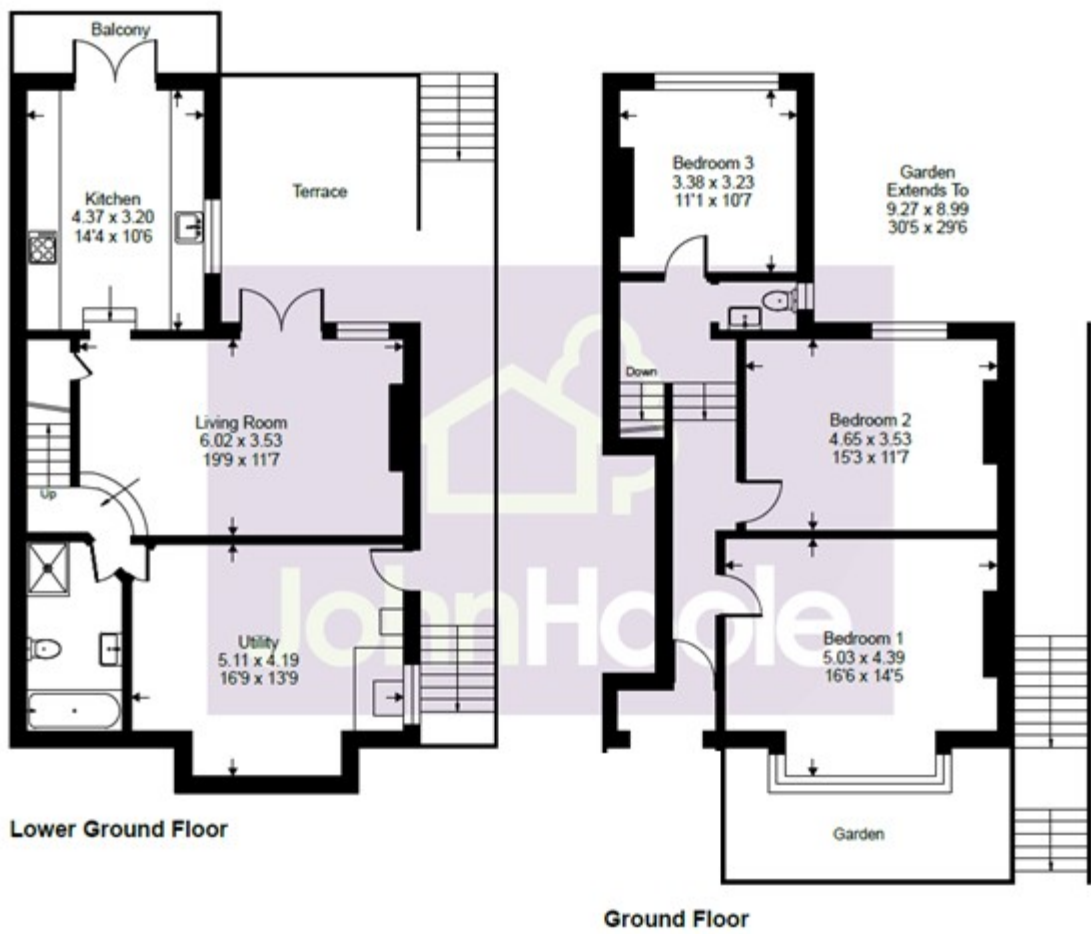




Tivoli Crescent, Brighton, BN1 5ND
GUIDE PRICE £600,000 - £625,000



Tivoli Crescent, BN1
Approximate Gross Internal Area = 129.3 sq m / 1392 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.





Perfectly positioned for excellent commuter links and within the catchment area of highly regarded local schools, this beautifully presented home offers both character and convenience in equal measure. Accessed via a tiled pathway leading to its own private entrance, the property is rich in period features including soaring ceilings, deep skirting boards, stripped floorboards and the original staircase. The ground floor hosts two generously sized double bedrooms and a third double bedroom that could also serve as an ideal home office. The spacious principal bedroom at the front boasts a striking working fireplace and a large bay window, while the rear bedrooms offer breath-taking panoramic views over Preston Park and out to The Downs. There is also potential in Bed 2 to create an en suite shower room that can easily connect to the plumbing of the adjacent cloakroom WC. Downstairs, a light-filled living and dining room is the heart of the home, with grand oak french doors opening onto a large private terrace – a perfect setting for al fresco entertaining. The separate kitchen features underfloor heating, sleek granite worktops, ample cabinetry, an integrated dishwasher and space for a tall fridge-freezer. French doors open onto a balcony, ideal for enjoying morning coffee with a scenic backdrop. Curved steps from the living area lead to a spacious family bathroom complete with a shower cubicle with Hans Grohe fittings, as well as a substantial utility room offering flexible use – for example as a gym/games room/4th bedroom. It benefits from a large double glazed window, plumbing for washing/drying machines and a door leading to the exterior side passage. The entire maisonette and exterior have been refurbished to an impressive standard, seamlessly blending period charm with modern comfort. The professionally landscaped south-east facing garden includes new raised vegetable beds, a sun-drenched patio, and is designed for privacy and ease of maintenance. Convenient side access from the street allows for easy bike storage and garden upkeep.



- NO ONWARD CHAIN & 999 YEAR LEASE
- SPACIOUS 3 BED MAISONETTE - APPROX 1400 FT²
- LANDSCAPED GARDEN WITH LARGE TERRACE & BALCONY
- SEPARATE KITCHEN WITH GRANITE WORKTOPS & HYDRONIC UNDERFLOOR HEATING
- RECENTLY REFURBISHED
- LARGE UTILITY/GAMES ROOM
- PANORAMIC VIEWS
- SIDE ACCESS TO GARDEN
- IN CATCHMENT FOR RENOWNED SCHOOLS
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS