

**Jack Taggart & Co**

RESIDENTIAL SALES

**PARK CRESCENT, BN2 3HA**

**GUIDE PRICE £325,000**



# PARK CRESCENT, BN2 3HA

Guide price £325,000 - £350,000

Park crescent is situated just off the desirable area of Elm Grove and is in the heart of Brighton. This stunning property is surrounded by all local amenities and is in walking distance of Kemp town, the lanes and Brighton's main shopping area and a stones through away from Brighton's seafront.

Jack Taggart & Co are pleased to offer this contemporary two double bedroom first floor apartment. As you enter, you are met with a vast open planned kitchen / living / dining room. The decor, wood laminate flooring and grey colour scheme are to a high standard and the kitchen is streamlined with fully integrated appliances and plenty storage space above and below the worktops.

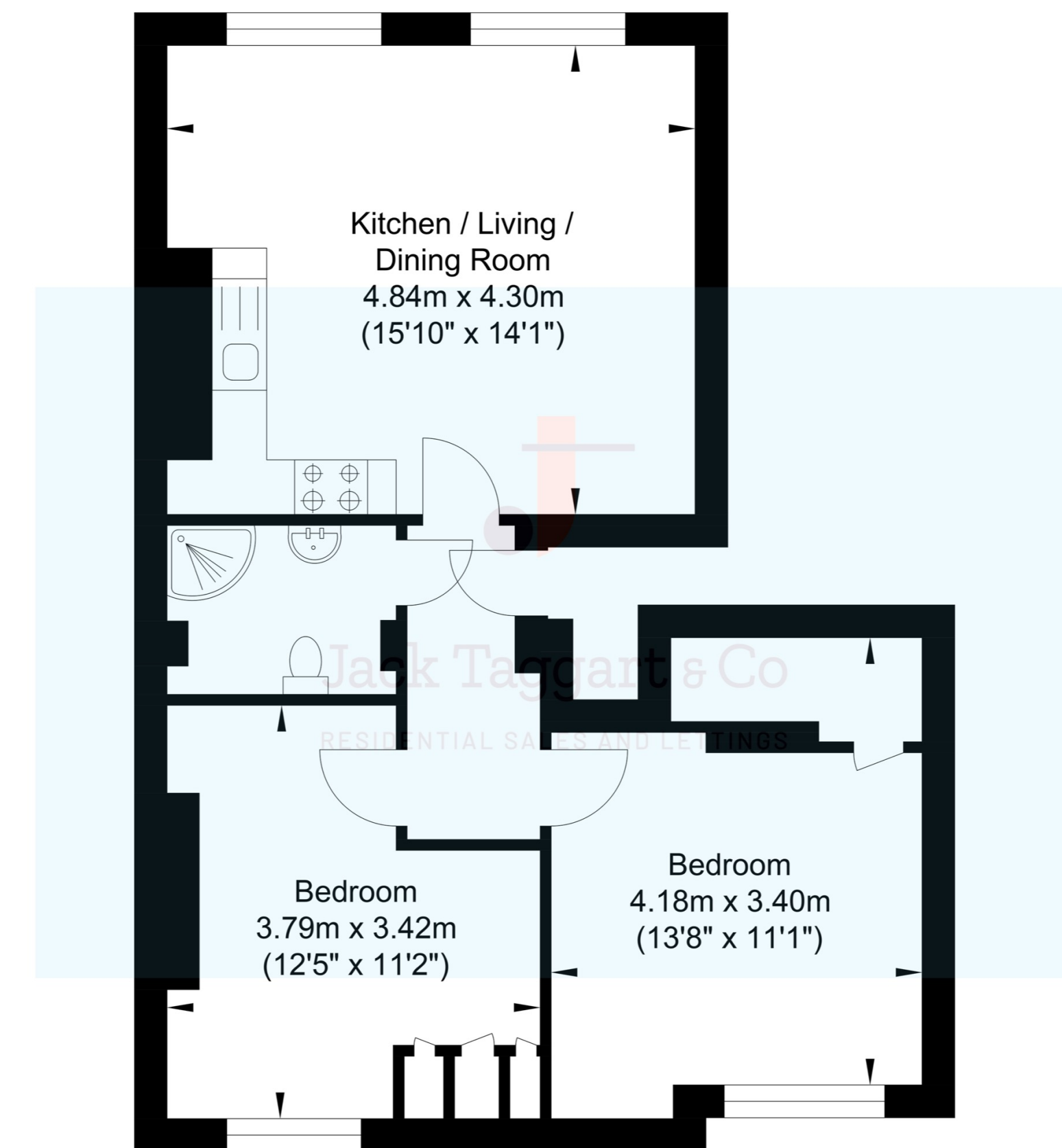
The Master bedroom features space for a king size bed and more than enough space for a tv unit. The high ceilings also compliment this bright, airy and open room. There is also a en-suite storage room which is useful for extra wardrobe space.

The second bedroom is of a great size, its currently used as an office space / dressing room but it would be perfect as a secondary bedroom, nursery, walk in wardrobe or play room. The Family bathroom features a rainfall shower, sink with storage, towel rail and W/C.

The main highlight of this apartment and for all on this road is the access to the Private Park Crescent grounds, which are listed at Grade II\* by English Heritage for their architectural and historical importance.

Viewing is HIGHLY recommended

## Park Crescent



Approximate Floor Area  
572.20 sq ft  
(53.16 sq m)

Approximate Gross Internal Area = 53.16 sq m / 572.20 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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