



JohnHoole

35 Tivoli Crescent, Brighton, BN1 5NB

GUIDE PRICE £700,000 - £750,000

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Tivoli Crescent



Ground Floor  
Approximate Floor Area  
707.18 sq ft  
(65.70 sq m)

First Floor  
Approximate Floor Area  
650.14 sq ft  
(60.40 sq m)

Approximate Gross Internal Area = 126.10 sq m / 1357.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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.

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Discover this very attractive Victorian terraced property on Tivoli Crescent, perfectly blending historical charm with modern convenience. This handsome residence offers a well-balanced and versatile layout, enhanced by generous room proportions and large bay windows that flood the space with natural light.

Stepping inside, you'll immediately notice the features characteristic of the Victorian era, including decorative coving, deep skirting boards and picture rails, which lend a timeless elegance to the home. The property boasts two reception rooms, with the second room adaptable as a study, playroom, or guest bedroom, thanks to the ample dining space provided in the kitchen. Additionally, a large utility room accessible from the kitchen ensures the home remains tidy and clutter-free. All three bedrooms are spacious doubles, with the master and second bedroom featuring charming Victorian fireplaces, while the third bedroom includes a vanity unit. The family-sized bathroom has been tastefully refurbished to include a separate walk-in shower alongside a contemporary white bath suite, catering to modern family needs. Externally, the property features a small planted area at the front and a low-maintenance, west-facing raised patio garden at the rear, accessible from both the reception room and the utility room. This outdoor space benefits from afternoon and evening sun, perfect for relaxing or entertaining.

Situated in a prime location, this home offers easy access to main roads and train stations, ideal for commuters. Families will appreciate the property's position within the catchment area of renowned schools and proximity to parks and sports amenities, all within a 15-minute walk. A regular bus service from nearby Dyke Road provides convenient transport to the centre of Brighton, and residential parking is available on Tivoli Crescent.



- SUBSTANTIAL VICTORIAN TERRACED PROPERTY
- THREE DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER WITH LARGE UTILITY ROOM
- 1300 SQ FT ACCOMMODATION
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- LARGE FAMILY BATHROOM WITH SEPARATE SHOWER
- WEST FACING PATIO GARDEN
- CLOSE TO AMENITIES, COMMUTER LINKS & RENOWNED SCHOOLS
- SCOPE TO CONVERT LOFT OR SIDE EXTENSION STC