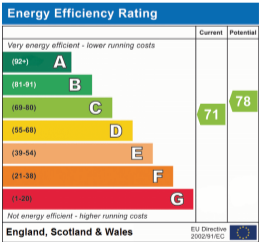
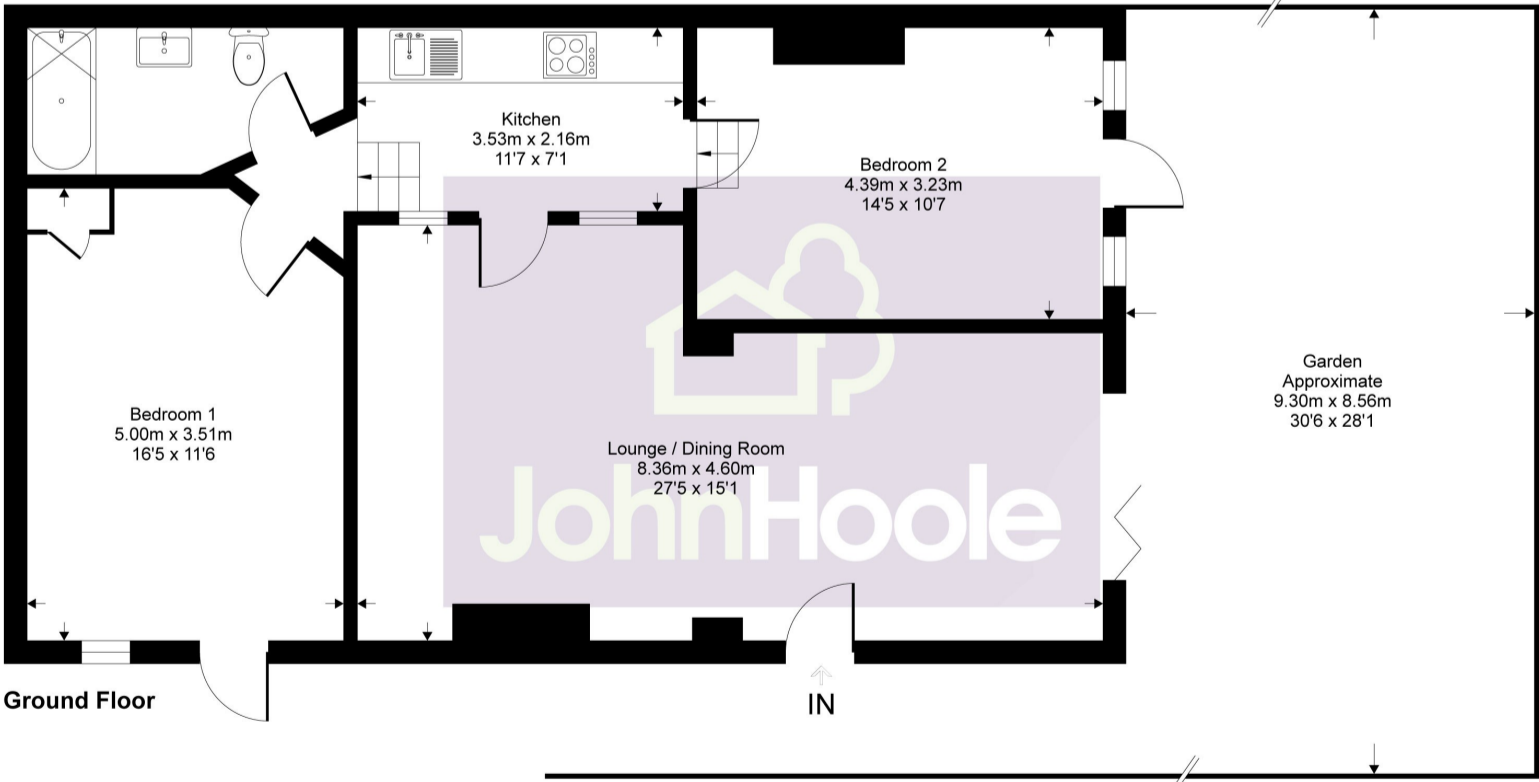




Tivoli Crescent, Brighton, BN1 5ND  
£425,000



**Tivoli Crescent, BN1**  
Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



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.





This exceptional two-bedroom garden flat on Tivoli Crescent offers the perfect balance of Brighton's vibrant lifestyle and a tranquil retreat. With its own private entrance, this property boasts spacious, light-filled interiors, thanks to generously sized windows that enhance its airy ambiance. Tastefully decorated with contemporary flair, the flat provides both comfort and style. The standout feature is the beautifully landscaped garden, an idyllic oasis with stunning views. Designed for both relaxation and entertaining, it's the ideal space to soak up the sunshine and unwind. The second bedroom offers flexibility, serving as a comfortable home office or guest room, perfectly suited for modern living. Conveniently located, the property is just a short walk from Preston Park station, making it ideal for commuters. Local amenities include a handy food and wine store at the end of the road, along with a selection of nearby eateries. With no onward chain, this charming home is ready to move into and enjoy year-round, offering a rare combination of city convenience and peaceful outdoor living.



- NO ONWARD CHAIN & SHARE OF FREEHOLD
- LARGE 2 BED FLAT
- SEPARATE ENTRANCE
- LANDSCAPED PRIVATE GARDEN
- SPECTACULAR VIEWS
- SEPARATE KITCHEN AND OPEN PLAN LIVING/DINING
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- 81 SQUARE METRES INTERNAL AREA