



Lewes Crescent, Brighton BN2
£600,000 - £625,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Lewes Crescent, BN2

3 Bedrooms | 1 Bathrooms | 1 Living Room
1166 Sq Ft | Kemp Town | Sussex Square Gardens

With use of listed garden enclosures where a tunnel leads to the beach, this classic 3 bed maisonette in Kemp's seafront Regency crescent has spectacular sea views, elegant period proportions and period features which includes a marble fireplace in the living room and stained glass windows in the dining hall and principal bedroom. With 108.38m² (1166.59 sq. ft.) approx. of versatile accommodation on two levels it offers a rare chance for you to create a glamorous retreat on the southeast coast. There's a local café culture and a wonderful walk along the promenade (or short bus ride) takes you to restaurants by the harbour of the Marina or the famous Royal Pavilion and its surrounding Lanes, and direct trains to Gatwick and London from Brighton's main station are about 10 mins by cab or 15-20 by bus.

- Elegant 3 bed maisonette
- Grade I listed Lewes Crescent
- Kemp town seafront
- Access to Grade II gated garden enclosures
- Parking Permit zone H no list
- Council Tax Band: C





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Built by Thomas Cubitt for Thomas Kemp between 1823-1827 as Belgravia by the Sea, Grade I listed Lewes Crescent is one of the of the UK's most significant Regency landmarks and is one of only a few in the city which have private, south and sea facing gardens for the exclusive use of the residents for a reasonable annual fee.

This grand, historic building has been sympathetically made secure and inside mahogany doors open to a large communal hall with a marble floor and the original staircase which rises to this apartment on the second floor.

Inside, the dining hall is inviting with coloured leaded windows and herringbone parquet flooring. There is plenty of space for a dining table, a guest w.c. is tucked away, and there's a cupboard for coats and bags. Out of sight of the dining area, the kitchen is bright and well planned with a flowing layout and sensible working surfaces and integrated appliances include an electric hob and oven.





At the far end of the apartment, the guest room is a comfortable double with a fitted wardrobe on one side of a period style fireplace, and looking across a quiet street at the back, it is not directly overlooked. Next door, a light and airy shower room also has plumbing for a utility machine.

Broad steps from the dining hall lead to the second floor where the view from the twin windows of the magnificent living room is mesmerizing. Inside has restful Regency proportions and classic wood floor, and there is an original marble fireplace.

Next door, the second double bedroom plenty of space for a double bed as well as quiet study, and the vista sweeping over the gardens to the sea is inspiring. Peaceful at the back, the principal bedroom is calm and comfortable with a leaded window and discreet hand basin.





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LOCATION GUIDE

Good to Know

Shops: Local shops 3 minutes, Lanes 20-25 min walk, 7-10 by cab

Train Station: Brighton Station about 15 mins by bus

Seafront or Park: The sea is through the tunnel in the 7.5 acre gardens

Education

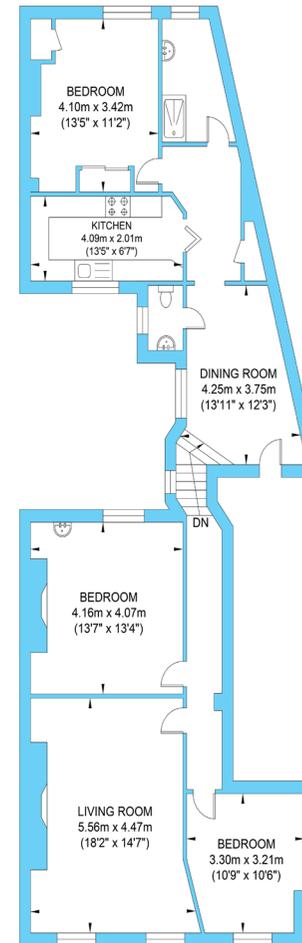
Primary: St Mark's, St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

In a glamorous location within walking distance of the Marina and its restaurants, health club, shops and cinemas, this elegant maisonette has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach for a reasonable annual fee. For the exclusive use of the residents of the Kemptown Estate they are private and secure, and also host events for the community. A 15 min walk (or a bus) takes you past the County Hospital and Brighton College into fashionable Kemptown whilst a wonderful walk along the promenade or short cab journey takes you to the beating heart of our coastal city.



Second Floor
Approximate Floor Area
1166.59 sq ft
(108.38 sq m)

Approximate Gross Internal Area = 108.38 sq m / 1166.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.