



Lewes Crescent, Brighton BN2  
£550,000

**ASTON**  
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Sales and Lettings

## INTRODUCING

# Lewes Crescent, BN2

4 Bedrooms | 1 Bathrooms | 1 Living Room  
1401 Sq Ft | Kemp Town | Sussex Square Gardens

Spectacular sea views stream through this classic, 3 bed split level apartment in Kemp's seafront Regency crescent which surrounds listed garden enclosures where a tunnel leads to the beach. Spanning an astonishing 130.17m<sup>2</sup> (1401.13 sq. ft.) from front to back elegantly proportioned rooms offer a rare, blank canvas for you to make your own. 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.

- Exciting opportunity
- Large 4 bed maisonette
- Seafront Grade I listed
- 130.17m<sup>2</sup> (1401.13 sq. ft.) to play with
- Access to Grade II gated garden enclosures
- Parking Permit zone H no list
- Council Tax Band: D





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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 third floor.

Inside, the apartments entrance hall is larger than you would expect at 7.65m<sup>2</sup> (62.34 sq. ft.) with a coloured leaded window in the front door and herringbone parquet flooring which continues under the stairs leading to this sunny, secret eyrie.

Beneath a skylight, the bright landing gives a great feeling of space. Ahead, the view framed by the twin windows of the magnificent living room is mesmerizing-all you can see is the sea and the sky- but as you are drawn in, the beach and the Marina are revealed. With 5.57 x 4.88m (18'3 x 16'0) to relax into, there is ample space to enjoy with friends and family and the room has restful proportions, a classic wood floor and a Regency style fireplace. Just at the end of the landing, there's an easy flow to the breakfast room which has a west window and original fireplace.

Also on this level, at the front, the first of the double bedrooms has 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 stately fireplace – and it is not directly overlooked.





Downstairs, the generous ceiling height continues in the bright and cheerful kitchen which is well planned with a flowing layout, sensible working surfaces and integrated appliances which include an electric hob and oven beneath a hood – so time is on your side.

At the far end of the apartment, past an area large enough to be a teenage den or study area, the third double bedroom is a generous single, currently used as a home office 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, Regency romance springs to life in a restful double room with a fitted wardrobe and handsome fireplace where the ceiling soars to over 3m and the view is open, making it blissfully private.

Along the hall, a light and airy shower room has a Mira Sprint shower and next door, the separate w.c. has natural light.





## LOCATION GUIDE

### Good to Know

Shops: 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

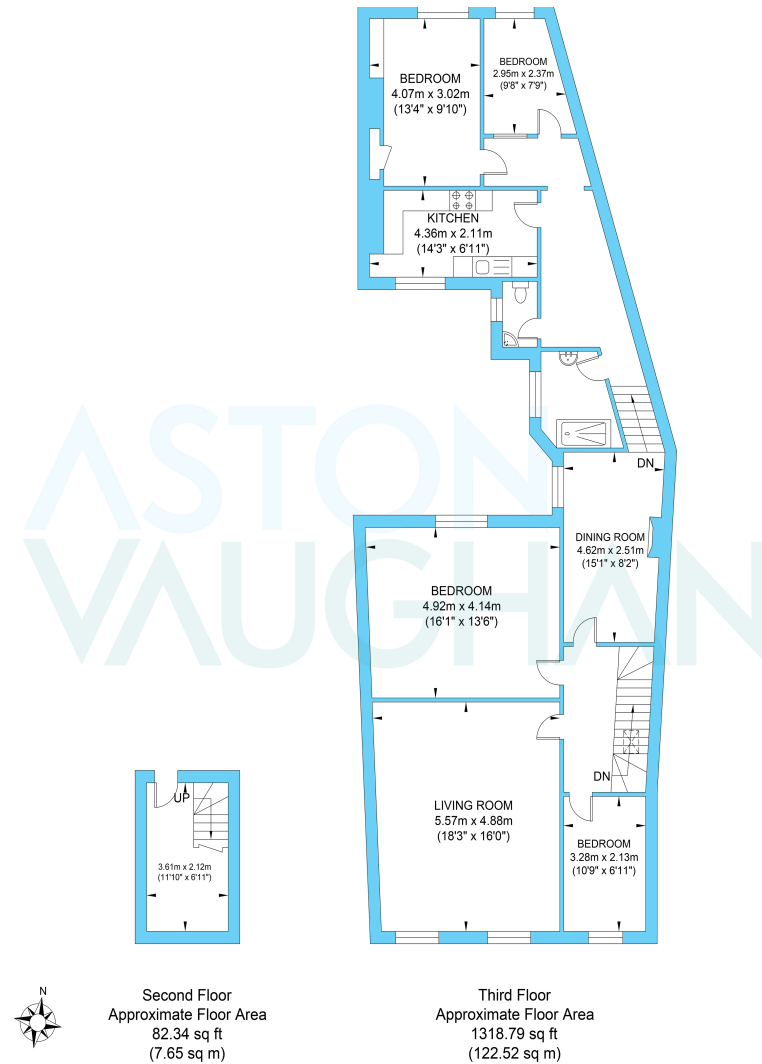
**Primary:** St Mark's, St Luke's, Queen's Park

**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.



Approximate Gross Internal Area = 130.17 sq m / 1401.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.