



Lewes Crescent, BN2

**£195,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Lewes Crescent, BN2

Studio | 1 Bathroom | 429 sq ft

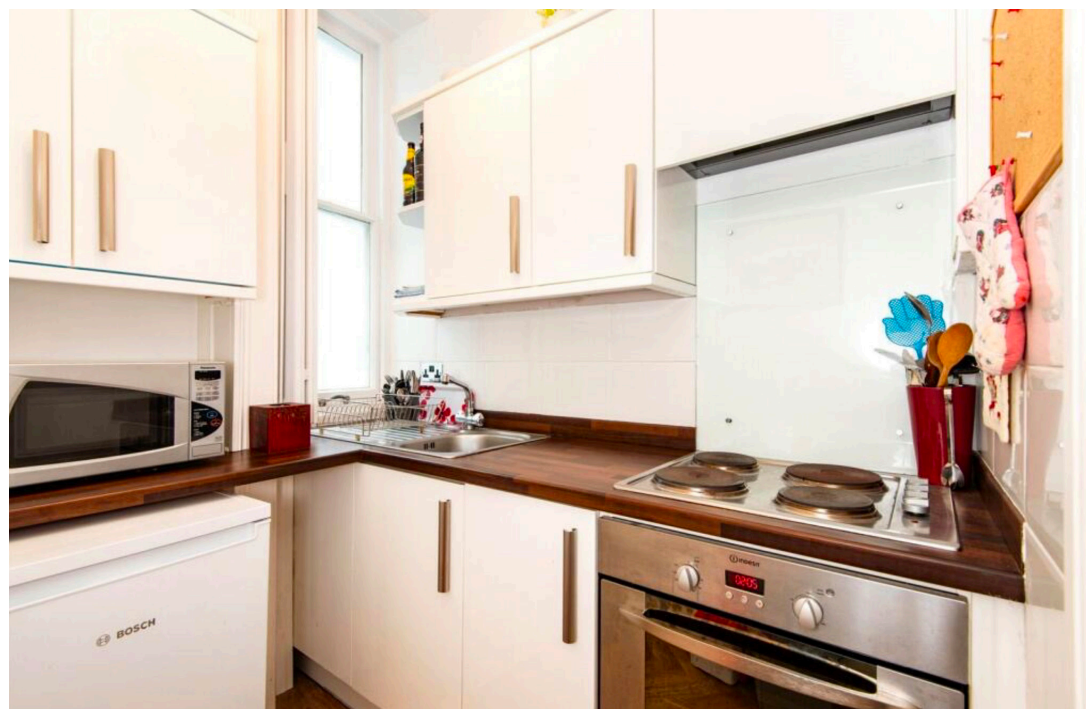
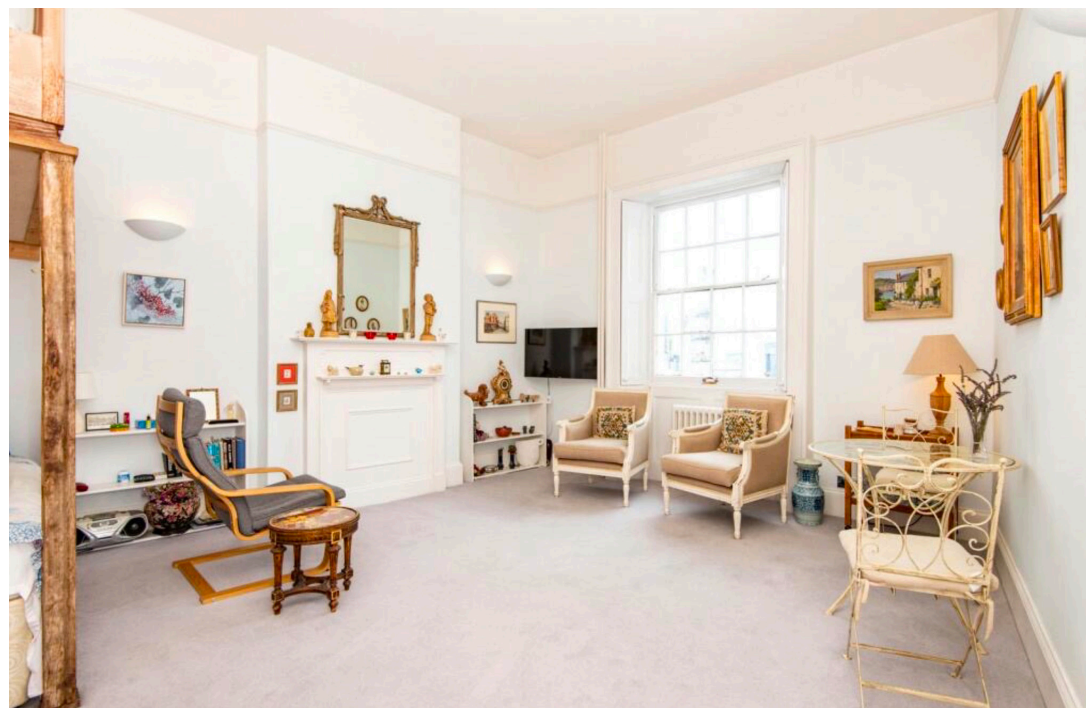
This charming studio apartment in Kemp's iconic Lewes Crescent offers Regency elegance with modern design, set within 7.5 acres of private gardens with a beach tunnel. Grade I listed, it boasts spacious living, a separate kitchen and bathroom, plus a mezzanine for guests. Ideally located near shops, Brighton College, Amex, and the hospital, it's perfect for professionals. A short stroll to the Marina, festivals, and green spaces, with Brighton Station just 10 minutes by cab. Enjoy coastal living with vibrant city life just a scenic walk away. An ideal first home or high-end investment in historic Kemptown.

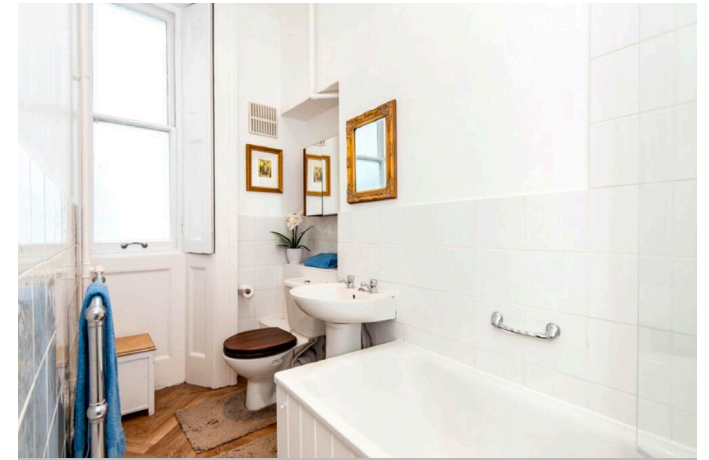
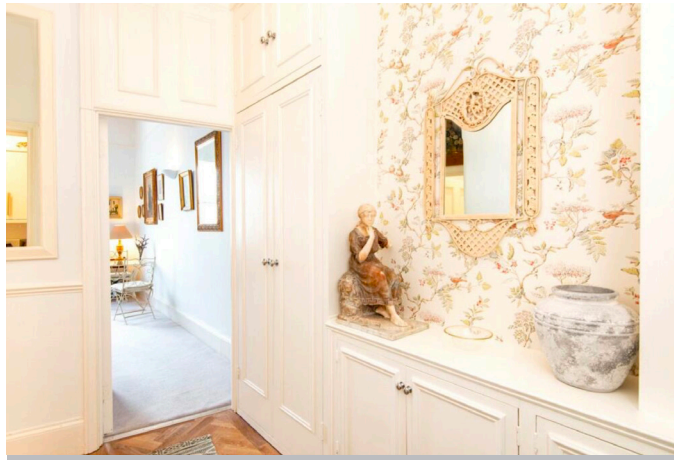
This elegant studio apartment in Grade I listed Lewes Crescent offers Regency charm with modern comfort. Residents enjoy exclusive access to 7.5 acres of private gardens and a tunnel to the beach. With both front and rear entrances, the discreet back access leads to local cafés and shops, while the grand front entrance features a Doric porch and a stately communal hall with period details and a lift.

Inside, the apartment boasts soaring ceilings and a large window with original shutters, filling the space with natural light. The open-plan living area provides versatile space for both seating and dining, enhanced by an ornamental fireplace. A mezzanine sleeping platform, supported by reclaimed Suffolk ship timber, offers flexible options—ideal as a main sleeping area with a workstation below or as an additional guest space, with room underneath for a double bed.

The separate kitchen is bright and stylish, featuring high ceilings, herringbone flooring, and a practical layout. Integrated appliances include an electric hob and oven, with designated space for a fridge. Located in a vibrant area, residents are surrounded by fresh produce, cafés, and restaurants.

Next to the kitchen, the bathroom blends classic and modern design, with a shower over the bath, period shutters, and a heated towel rail. A key bonus is that hot water and heating are included in the quarterly maintenance fees.





## OWNER'S THOUGHTS

"We love the square's beauty, sociable garden parties, and vibrant local restaurants, while also enjoying quiet evenings at home. The light-filled studio flows beautifully with plenty of space. With parks, a lively High Street, and favorites like Marmalade café and Busby & Wilds nearby, there's always something to do!"

### Good to Know:

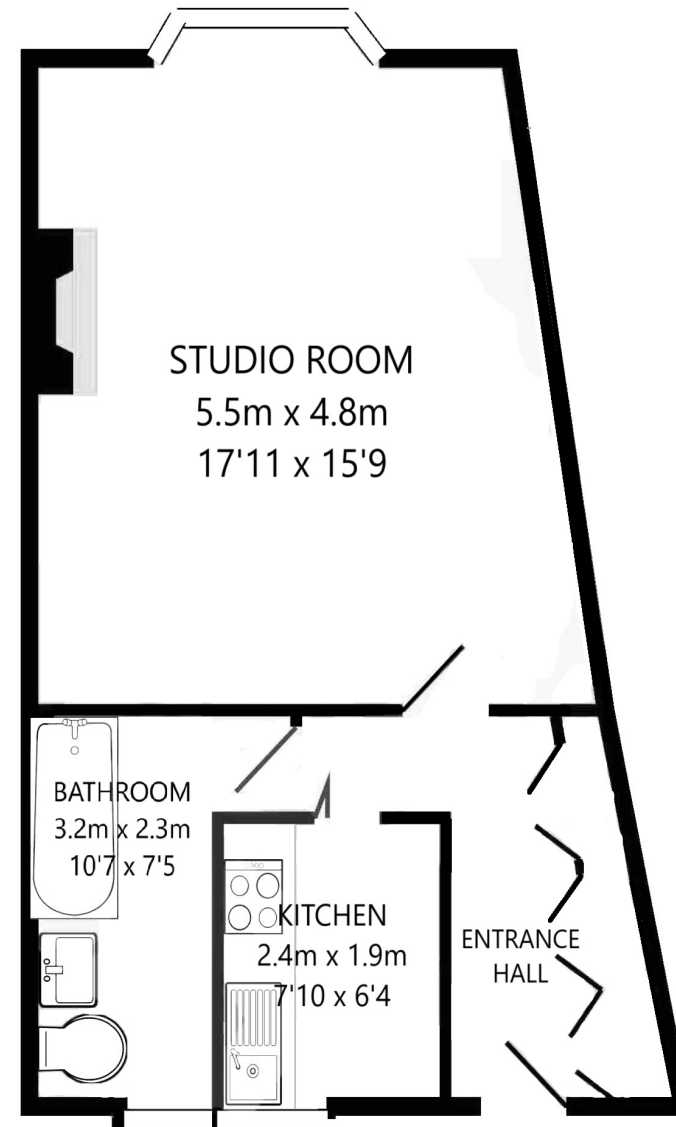
In one of Brighton's most glamorous locations, this beautiful studio apartment offers access to 7.5 acres of private gardens with a tunnel to the beach—said to have inspired Lewis Carroll's rabbit hole. The secure, resident-only gardens are a vibrant social hub. A short walk leads to the Marina's waterfront restaurants, shops, cinemas, and health club. Nearby, Brighton College, the County Hospital, and Kemptown's lively cafés and bars add to the area's appeal. A scenic 20-25 minute seafront stroll—or a quick cab ride—takes you to the city's cultural heart, making this an exceptional home or investment opportunity.

### Education:

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

Secondary: Varndean or Dorothy Stringer.

Private: Brighton College, Brighton Waldorf School, Roedean, Brighton & Hove High.



TOTAL APPROX. FLOOR AREA 39.9 SQ.M. (429 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.