



Lewes Crescent

Brighton, BN2

mishons



Situated opposite the historic Sussex Square Residents Gardens and just steps from Brighton's picturesque seafront...

This beautifully presented Georgian converted apartment offers the perfect blend of period charm and contemporary living. With direct access to acres of the exclusive, gated Kemp Town Enclosures—private to residents of Lewes Crescent and Sussex Square for over 250 years—this home boasts an enviable location in one of Brighton’s most desirable areas.

You are welcomed through an original wrought iron gate, leading to a sheltered flagstone courtyard. This private patio garden, ideal for alfresco dining or a peaceful morning coffee, enjoys sunshine throughout the day. The courtyard also offers under-road storage vaults, providing ample space for bikes and beach essentials.

Stepping inside, the tranquillity and thoughtful décor of the apartment immediately stand out. The spacious hallway, currently serving as a dining area, features elegant terrazzo flooring and built-in storage. The stylish wet room is fitted with a walk-in rain shower, a bespoke wooden sink unit, and underfloor heating, all accentuated by restored original tiles and a vaulted ceiling. The rear of the property houses two generously sized double bedrooms. Bedroom one is particularly spacious, with built-in wardrobes, a luxurious freestanding roll-top bath, restored wooden flooring, and a large sash window. Bedroom two also offers ample space, with a built-in wardrobe and room for a king-size bed, seating area, or home office setup.

At the front of the apartment, a bespoke kitchen is the heart of the home. Traditional wooden worktops, a range cooker, double butler sink, and freestanding appliances are complemented by light flooding in through a large sash window, offering views of the charming patio garden. Original wooden flooring and thoughtful storage solutions add to the kitchen's appeal. The large living room exudes a cosy, relaxed atmosphere with its period fireplace, original wooden floors, and stunning Georgian sash window with shutters. Custom shelving and a built-in cupboard add practical charm to this inviting space.

Lewes Crescent residents enjoy exclusive access to the Kemp Town Enclosures, a beautifully maintained private garden with its own head gardener. The seafront is a short walk away, easily accessible via a private tunnel, while Kemp Town Village, with its vibrant shops, cafés, and restaurants, is just a stroll from your doorstep. Brighton Marina and the beach are within a five-minute walk, making this apartment a perfect coastal retreat.

Regular bus services provide easy access to Brighton Station and the city centre, and the property is located in Zone H for parking, with no current waiting list for permits.

This stunning Georgian apartment offers a rare opportunity to enjoy both period elegance and modern comforts in one of Brighton’s most sought-after locations.

➤ *Offers IEO* £550,000

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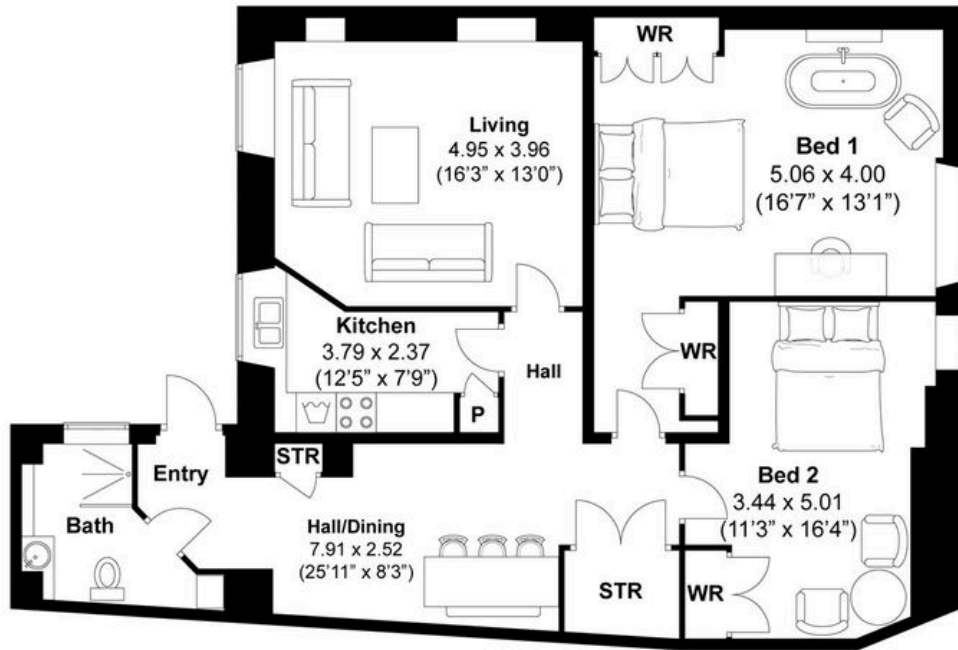
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TOTAL FLOOR AREA:
1046.27 sq. ft. (97.2 sq. m.) approx

Lewes Crescent, Brighton
Approximately 97.2 sqm (1046.27 sqft)

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