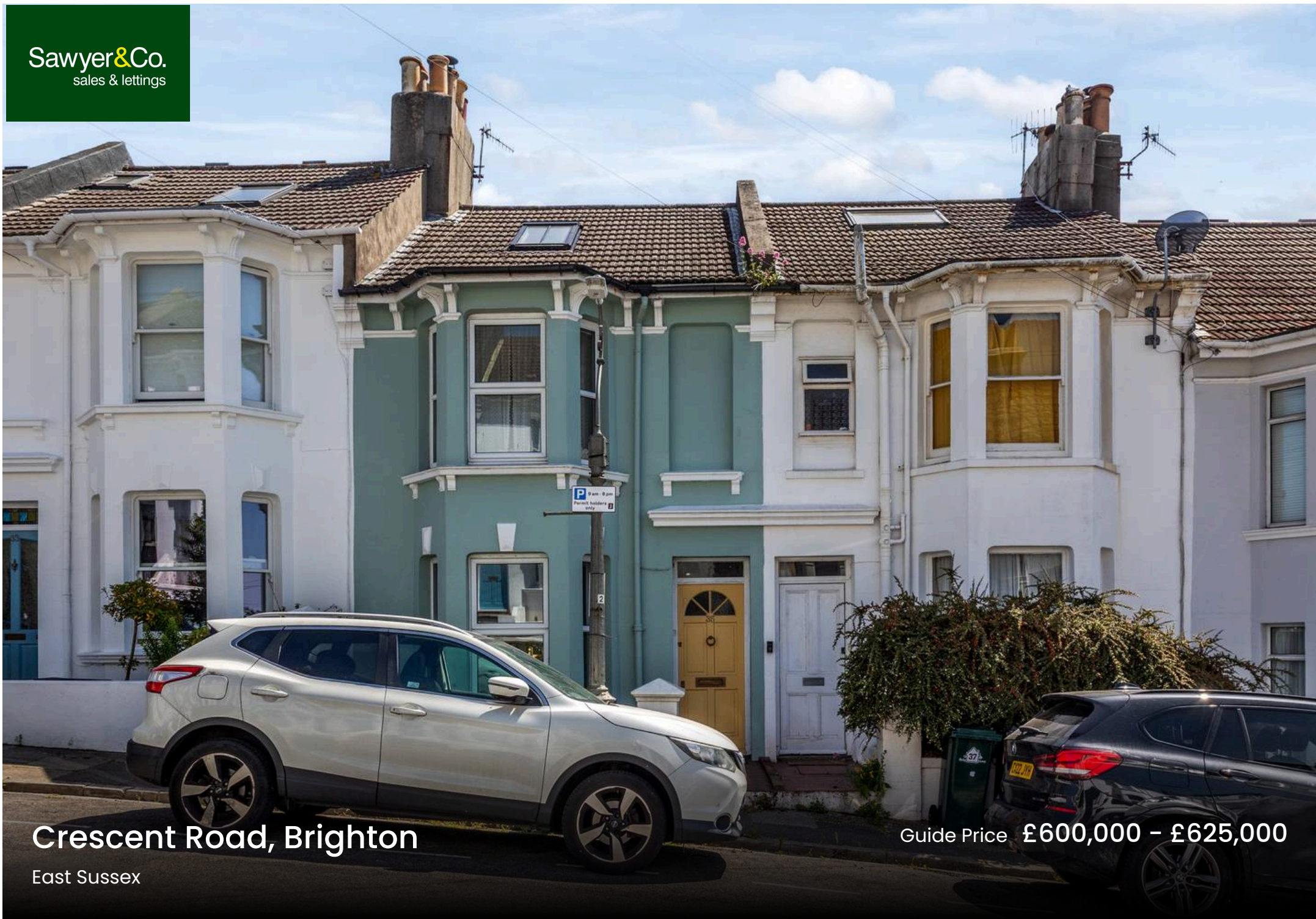


Sawyer&Co.
sales & lettings



Crescent Road, Brighton

East Sussex

Guide Price £600,000 - £625,000



Crescent Road

Brighton

Excellent located in the Roundhill conservation area of Brighton, within easy reach of Brighton Station and the amenities of London Road and Lewes Road. A beautifully presented EXTENDED THREE BEDROOM VICTORIAN TERRACED HOUSE with a paved rear GARDEN. Sold with NO ONWARD CHAIN.

Set across three floors, this charming Victorian terraced home has been thoughtfully designed and is beautifully presented throughout. The ground floor offers a welcoming living room with impressive high ceilings and a feature fireplace. To the rear, there is a stylish open plan dining area and fitted kitchen, ideal for both everyday living and entertaining. A convenient downstairs W/C completes this floor.

The first floor hosts a generously sized principal double bedroom with built-in wardrobes and an attractive bay window, filling the room with natural light. There is also a second double bedroom, again benefiting from fitted wardrobes. The family bathroom is finished to a high standard and features a freestanding roll-top bathtub and a walk-in shower. The spacious third bedroom occupies the whole of the top floor, where two large Velux windows showcase far-reaching rooftop views.

Outside, the property enjoys a delightful patio garden with a variety of established plants and greenery.





In The Local Area

Situated within easy walking distance to local amenities including Lewes Road Sainsbury's and The Open Market with its eclectic variety of independent traders, city landmark St. Peter's Church is also nearby, along with the green open space of The Level. Local favourite, the Roundhill Pub, is the perfect place to relax and socialise while you enjoy its delicious food.

Transportation options are readily available, with regular bus services connecting you to different parts of the city, the Universities, and its surroundings, whilst London Road train station is a short walk and Brighton station with its convenient mainline commuter links is less than a mile away. Local schools include Downs Infant and Junior Schools and Fairlight Primary, with popular secondary schools Dorothy Stringer and Varndean also within the catchment area

Further Information

The property is situated in Parking Zone J. Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Ground Floor

First Floor

Second Floor

Total Area: 110.2 m² ... 1186 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.