



For Sale: £575,000 Freehold
Park Crescent Terrace, BN2

- Four Bedrooms
- Desirable Location
- Two Reception Rooms
- Courtyard Garden

Arington 

Arington are pleased to bring to market an exciting opportunity to inject new life into this four bedroom terraced house in a desirable location. Having been rented for many years as a student house, it is in need of some modernisation and vision to restore period features and return it to its former glory. Arranged over three floors the property offers four bedrooms, two reception rooms, bathroom, separate WC and kitchen. To the front is a gravelled area with path leading to the front door and to the rear is a paved courtyard garden. EPC: E.

<u>Ground Floor</u>	Door to...
Entrance Hall	Stairs to the first floor. Doors to...
Living Room	Sash bay window to the front. Feature gas fireplace with wooden surround and mantle. Radiator.
Bedroom	Sash window to the rear. Radiator.
Inner hallway	Stairs to the lower ground floor. Doors to...
WC	Fitted with a white suite comprising of a low level WC and wall hung basin. Double glazed window.
Bathroom	Fitted with a white suite comprising of a panelled bath with mixer taps with shower hose and glass shower screen, pedestal basin and low level WC. Tiled walls. Opaque double glazed windows. Radiator. Cupboard housing the Viessmann boiler.

Lower Ground Floor

Hall	Stairs from the ground floor. Cupboard housing the electric meter, gas meter and fuse box. Door to...
Dining Room	Sash window to the rear. Feature fireplace with tiled hearth and surround. Opening to...
Kitchen	Fitted with a range of gloss white wall and floor units with granite effect worktop with inset single sink with drainer and four point gas hob with extractor over and oven under. Fitted fridge / freezer. Space and plumbing for a under counter washing machine, condensing tumble dryer and fridge. Part tiled walls. Under wall unit lighting. Window. Door to the rear courtyard garden.

First Floor

Landing	Stairs from the ground floor. Stairs to a loft. Doors to...
Bedroom	Sash window to the side. White pedestal basin. Radiator.
Bedroom	Sash window to the rear. Radiator.
Bedroom	Sash bay window and second window to the front. Cupboard. Radiator.

Other	Brighton & Hove Council Tax band: D. For the period 1st April 2025 to 31st March 2025, band D equates to £2,455.79 per annum based on 2 or more adults and £1,841.84 for 1 adult only. For further information about Council Tax see: www.brighton-hove.gov.uk/council-tax Parking zone J. For further information see: www.brighton-hove.gov.uk/parking-zones?field_zone_id_value=J#map New Veissmann combination boiler fitted in August 2021. Mains gas, electric & water. For broadband and mobile coverage we recommend checking: www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker
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Room Details

Ground Floor

Living Room	16'2" max x 11'7" max (4.93m max x 3.53m max)
Bedroom	12'3" max x 9'8" max (3.73m x 2.95m)
Bathroom	8'3" max x 8'1" max (2.51m max x 2.46m max)

Lower Ground Floor

Dining Room	15'7" max x 11'6" max (4.75m max x 3.51m max)
Kitchen	11'7" max x 7'2" max (3.53m max x 2.18m max)

First Floor

Bedroom	12'0" x 8'1" (3.66m x 2.46m)
Bedroom	12'3" max x 9'8" max (3.73m max x 2.95m max)
Bedroom	16'2" max x 15'7" max (4.93m max x 4.75m max)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

