



Cottage (EPC Rating: D)

## 4 CROWN GARDENS, BRIGHTON, BN1 3LD

# £1,695

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Cottage located in Brighton

\*\*\* CHARMING 2 BEDROOM COTTAGE // CENTRAL LOCATION // PETS CONSIDERED \*\*\*

Aston Vaughan are delighted to bring to the market this rarely available cottage located in the beating heart of Brighton & Hove!

With 2 double bedrooms and a spacious open plan living area on the ground floor, as well as 3 separate outside spaces, this property lends itself well to a professional couple or family.

The property is ideally located less than 5 minutes walk to Brighton Station, right in the middle of Brighton City Centre. However, Crown Gardens itself is a tranquil & community-centred twitten, offering a bit of peace & quiet whilst still benefitting from the many amenities that Central Brighton has to offer.

With a front & back garden, as well as a balcony off the 2nd bedroom, there is plenty of light and seating areas for a coffee or a wine in the sunshine.

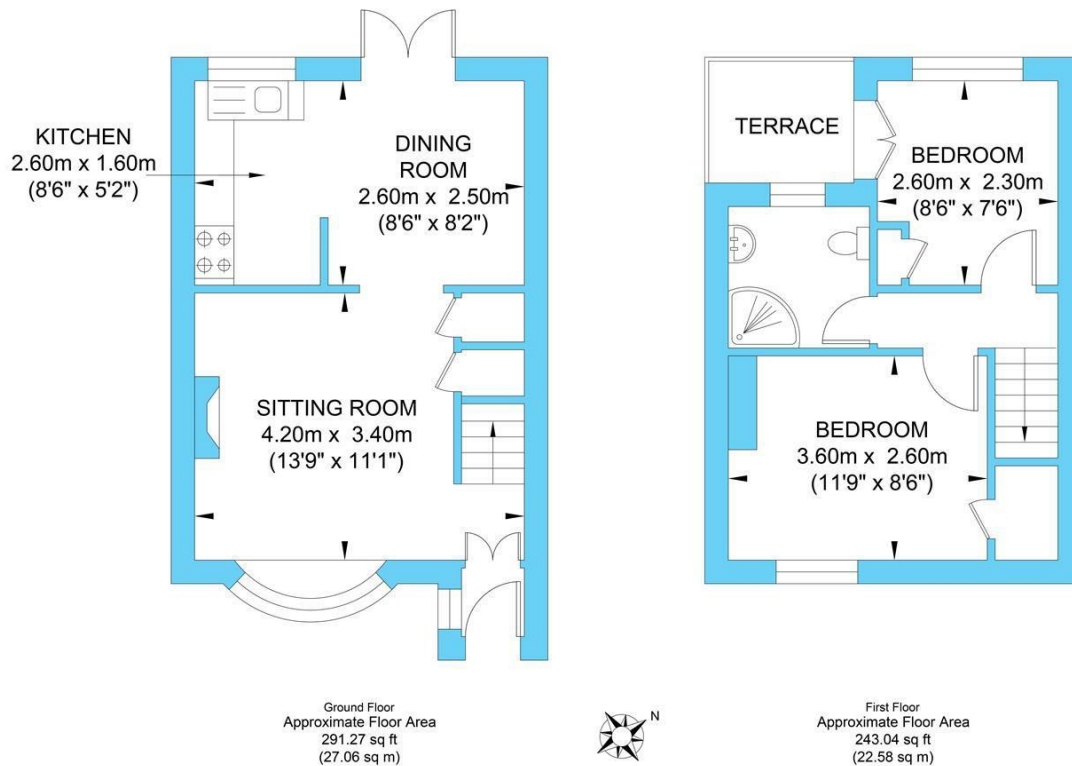
The spacious living/dining area downstairs, with the kitchen open plan, offers a wonderfully sociable space, with double doors leading to the back patio garden.

A garage located to the rear of the property would also be available as an optional extra at additional monthly cost.

Available furnished or unfurnished (flexible), for immediate move in.



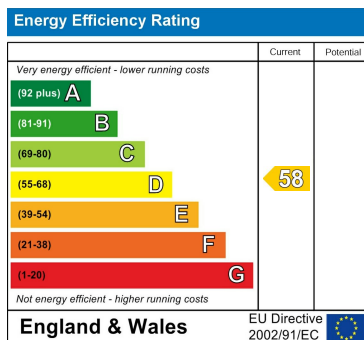
## Crown Gardens



Council Tax Band

**D**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.