



Lewes Crescent, BN2

Guide Price £1,250,000-£1,300,000

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INTRODUCING

Lewes Crescent, BN2

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms
2049 Sq Ft | Sun Room | Roof Terrace

Superbly spacious and beautifully presented through all three floors, this elegant three-bedroom apartment offers luxury living in one of the most prestigious locations in the city. Lewes Crescent and adjoining Sussex Square form a uniquely beautiful cityscape of Regency townhouses encircling manicured communal gardens leading down to the beach and promenade via a private tunnel. This building sits on the easterly curve ensuring the apartment is flooded with natural light from the south and west to the front, while the rear bedrooms receive it in the morning.

Stepping in through the main pilastered front door, the communal ways are well-maintained with the original mahogany banister rising to your door on the second floor. The scale and beauty of the building is immediately apparent when entering the apartment as your line of sight takes you into the living room spanning the front of the building with three gracious sash windows framing uninterrupted views across the green garden enclosures to the sea and skylscapes beyond. These views are unrivalled in the city and are ever-changing with the seasons, like a living triptych of art.

A flight rises to the top floor where the sunroom offers another social, reception space, where the views between the green and the blue only improve the further up the house you go. For star gazing, inspired writing or painting, the light and peace up here are ideal – so it would also make for a tranquil office to work from home.

Outside, the roof terrace is a great size, which facing east, is a great spot for enjoying your morning coffee and weekend papers.





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There is ample space within the living room for formal dining, entertaining and complete relaxation on sumptuous furnishings, elevated above the hum of the city in peace. Soft grey carpet pairs well with duck egg blue walls with all woodwork features picked out in immaculate white. Next door, the kitchen is equally spacious with room for a breakfast table alongside ample cabinetry and worktop area for the keen cook. The appliances are integrated for you, so you can move straight in with relative ease.





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Striped stair leads the way to the third floor where three double bedrooms and two bathrooms reside. The principal bedroom benefits from the exceptional aspect looking out to sea, with space for a king size bed and several pieces of freestanding bedroom furnishings without compromising on space. The decoration is immaculate in restful shades and the original marble fireplace has been retained, adding character.

Bedroom two enjoys an easterly aspect, bringing morning light into the room via a tall sash window looking out over the historic landscape to the rolling hills of the South Downs National Park and the white cliffs lining the coast. This room also has a chic en suite shower room, while bedrooms one and two share use of the larger shower room with geometric floor tiles and a luxurious marble topped cabinet with hand basin inlaid.







Vendor's Comments:

"We have enjoyed many years in our beautiful home which has been a joy to come home to every time. The views are exquisite from every room, and we feel blessed to have such a great outdoor area for an upper-level apartment. During summer, the gardens come alive with residents and families on the crescent enjoying their beauty in the sunshine. Sussex Square and Lewes Crescent have their own sense of community, but Kemptown is also uniquely friendly with lots of lovely shops and cafes – it will be a wrench to leave."





LOCATION GUIDE

Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Montessori

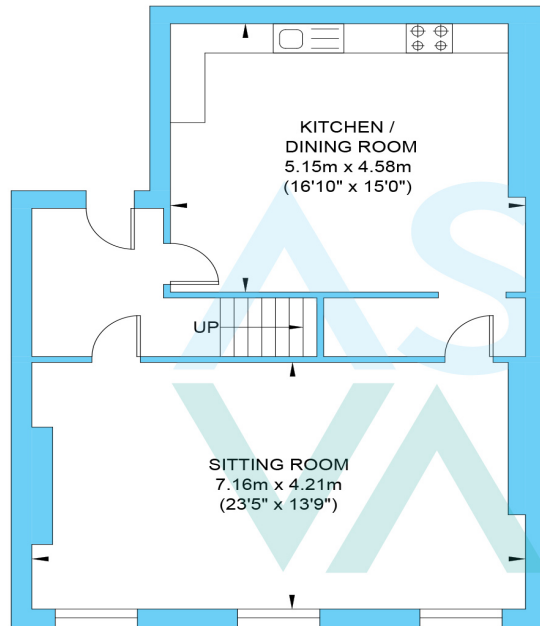
Good to Know:

Lewes Crescent was designed in the early 1800s by architect Thomas Cubitt, best known for his design of Eaton Square in London. Residents of this historic crescent enjoy private access to the famous Kemp Town Enclosures; seven acres of beautifully landscaped and planted gated gardens across two sites, designed in 1828 and stretching down to the seafront via a secret tunnel which inspired Lewis Carroll, who resided in the Square, to write the opening to Alice in Wonderland.

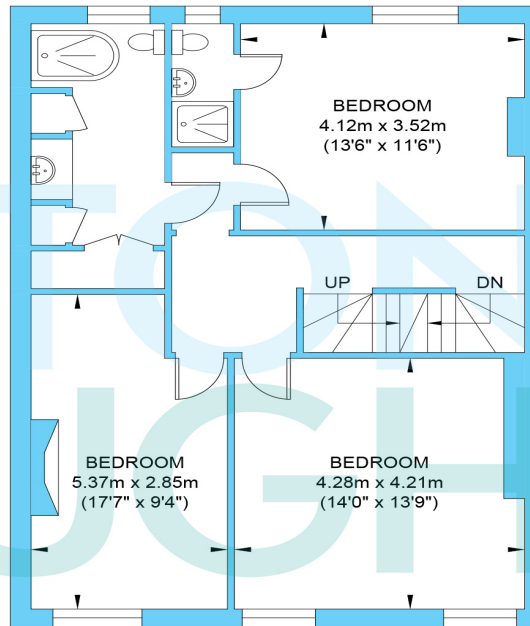
Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus



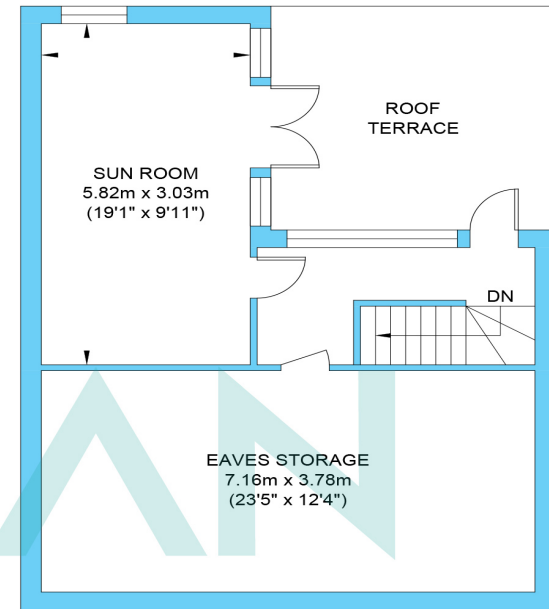
Lewes Crescent



Second Floor
Approximate Floor Area
701.80 sq ft
(65.20 sq m)



Third Floor
Approximate Floor Area
769.94 sq ft
(71.53 sq m)



Fourth Floor
Approximate Floor Area
577.80 sq ft
(53.68 sq m)



Approximate Gross Internal (Including Eaves Storage) Area = 190.41 sq m / 2049.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.