



## 30 CRESCENT ROAD BRIGHTON, BN2 3RP

£375,000  
SHARE OF FREEHOLD

Superbly presented two-bedroom raised ground floor patio apartment. Located on Crescent Road, Brighton the apartment benefits from a real sense of space throughout, helped by neutral décor and large rooms allowing plenty of natural light. Comprising; two double bedrooms, family bathroom suite and open plan, split level kitchen living room with French doors leading out to the low maintenance west facing patio. The property further benefits from no onward chain.

Nestled within the popular Crescent Road, this central and sought after location offers almost unrivalled access to all the City has to offer. Brighton's famous North Laine with its wealth of independent shops, bars and restaurants is within walking distance and the Open Market within easy reach. Brighton mainline station & London Road station offering regular and direct links to London and surrounding areas. Families will have the option of popular local primary and secondary schools within the area and local bus services pass close by providing easy access across Brighton & Hove.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





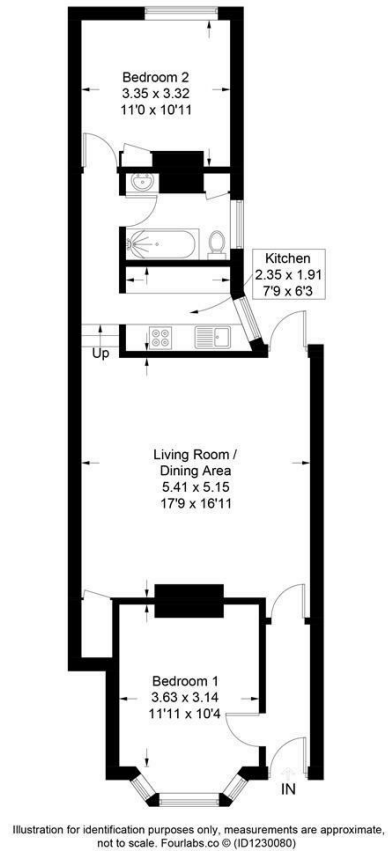






### 30 Crescent Road

Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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