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Crown Gardens, BN1

£230,000-£240,000

ASTON  
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Sales and Lettings

## INTRODUCING

# Crown Gardens, BN1

1 Bedroom | 1 Reception Room | 1 Bathroom | 512 sq ft |

Set in the cultural heart of Brighton, just a few minutes from Brighton Station close to the fashionable North Laine Shopping District sits this entirely unique, top floor apartment with one double bedroom and a second mezzanine sleeping area. It has been beautifully renovated and designed to create a sweet hideaway elevated above the city centre, giving it exceptional views across the city in the east. It also boasts a quaint roof terrace area to the rear which catches the westerly sunshine during the afternoon, looking out over the cottages of Crown Gardens below.

Crown Gardens is a pretty twitten running behind the buildings of Queens Road characterised by cottages and gardens to one side, while the entrance to this building is on the other behind a secure gate. Stairs rise to the entrance to this flat which opens to a sweet hallway with the contemporary bathroom to the right. In here, the gleaming white bath suite has a shower over it, with walls tiled in stylish marbled grey to complement.

A couple of steps lead up to the corridor, culminating in the sitting room at the far end which has an amazing, vaulted ceiling with pendent lighting and a wide picture window framing wonderful, unexpected views over the treetops of the city to the east. It feels perfectly private as it is not overlooked by neighbouring homes and the skies light up with stars at night, to be enjoyed from your sofas. There is also space for formal dining and the kitchen is conveniently open plan with streamlined white cabinetry to include some integrated appliances while leaving space for a freestanding washing machine.

The double bedroom is next door, peacefully positioned to the rear of the building with a window looking out to the urban landscape. It is a fine size double room with freshly painted walls and soft carpet underfoot, with space for a double bed and wardrobes. There are two overhead cupboards, alongside fitted shelving which are ideal for clothes storage. A second sleeping area can be found above the corridor, accessed by ladder – ideal for guests coming to stay.





# Crown Gardens

## Vendor's Comments:

"This has been both a wonderful home and a hugely successful rental investment for me over the years as it works well for commuters to the universities, London or along the South Coast. It is a totally unique space which feels perfectly homely and you cannot beat having so much to enjoy on your doorstep."

## Education:

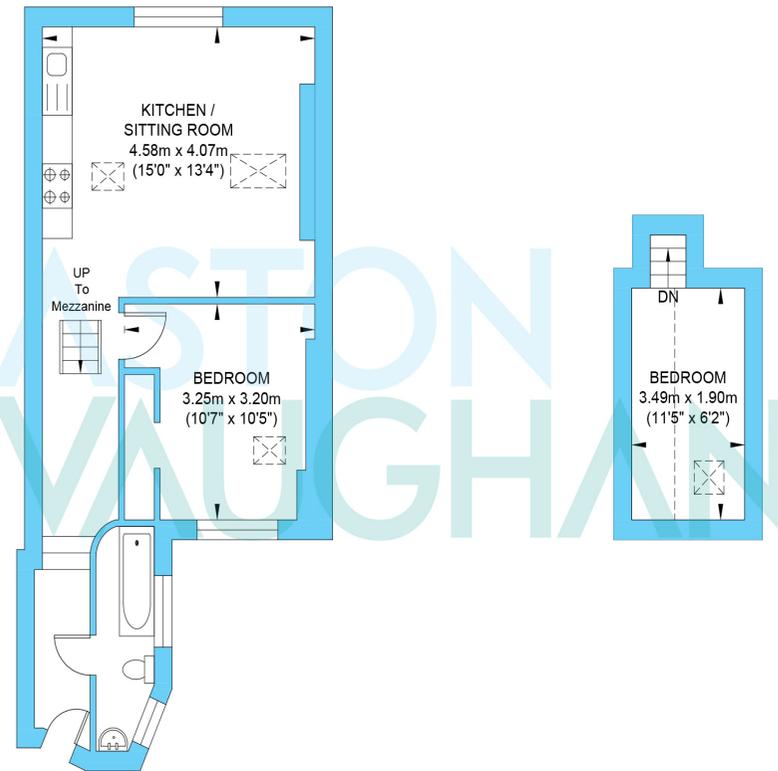
Primary: Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College Prep

## Good to Know:

Ideal for commuters and busy city lovers, this sweet home is in a popular, historical location on a quiet, pretty twitten in Central Brighton. On the edge of the famously chic North Laine, you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for parks that provide cool green spaces and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding Downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 minutes) and London (55) is seconds away.



First Floor  
Approximate Floor Area  
435.72 sq ft  
(40.48 sq m)

Mezzanine  
Approximate Floor Area  
76.53 sq ft  
(7.11 sq m)

Approximate Gross Internal Area = 47.59 sq m / 512.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.