



Park Crescent

Brighton, BN2 3HA

mishons

An exceptional Grade II* listed Regency end of terrace residence, set within approximately 3.5 acres of private communal gardens, just moments from Brighton's city centre and seafront.

Extending in excess of 3,000 sq ft, the house is substantial in both scale and presence, executed in a refined Italianate style with striking architectural detail throughout. Period bay walls, intricate detailing and the distinctive tower all speak to its historical importance, while the proportions and light offer a sense of grandeur rarely found so close to the city centre.

Number 1 Park Crescent occupies one of the finest positions within the crescent, benefitting from south east and south west aspects which allow natural light to pour through the house throughout the day. Set discreetly behind electric gates, the property offers off street parking for two vehicles and beautifully arranged accommodation comprising six bedrooms, three principal reception rooms and four bathrooms.

Externally, the landscaped south facing gardens wrap around the house, creating a wonderfully private and tranquil setting. Mature planting, scented borders, a fig tree and aged wisteria intertwine with decorative wrought iron balconies, providing an idyllic backdrop for summer afternoons.

Homes of this stature, scale and architectural quality are rarely available to the open market. The combination of private gardens, secure surroundings and proximity to the city creates a unique family environment, offering a quality of life that is seldom associated with central Brighton living.

The house enjoys direct access into the Park Crescent gardens, which are exclusively for residents and entirely secure, accessible only through the houses themselves. These beautifully maintained grounds provide a variety of spaces, from open lawns and children's play areas to quieter, more secluded corners, ensuring something for all ages and lifestyles. The crescent's distinctive horseshoe form creates a natural sense of enclosure and privacy, with the gardens maintained for a modest annual contribution.

Historically, the land was once the Prince of Wales Cricket Ground, gifted to Brighton Cricket Club by their patron, the future King George IV. Following the final match in 1847, A H Wilds acquired the site and created the elegant crescent that now encloses the grounds.

The location is highly sought after, positioned within the catchment of several well-regarded schools and within easy walking distance of Brighton beach and city centre. The Open Market, London Road and Preston Circus provide an excellent selection of independent restaurants, cafés and amenities. The Brighton Lanes, seafront and cultural attractions are all close at hand, as are local institutions such as the Duke of York's Picturehouse and a collection of well-loved pubs and neighbourhood favourites.

 **Guide Price** £1,850,000

6



3



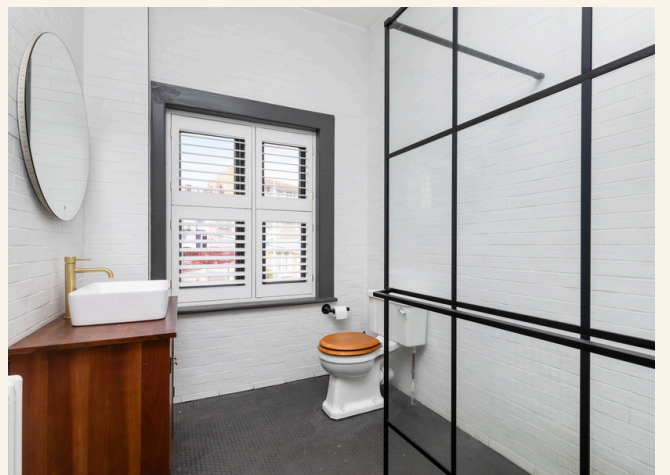
4



#









Park Crescent is an elegant horseshoe-shaped crescent designed and constructed in 1849 by one of Brighton's most significant architects, Amon Henry Wilds, and remains one of the city's most architecturally important addresses.



TOTAL FLOOR AREA:
3116.15 sq. ft. (289.50 sq. m.) approx

Park Crescent, Brighton



Approximate Gross Internal Area = 289.50 sq m / 3116.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

✉ harry@mishons.com

☎ 07495 69 51 20

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com