



# *Tivoli Crescent North*

Brighton

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# A unique detached home offering spacious accommodation, refined style and individual character in a prime location.

Set in a highly sought-after location, this unique and rarely available home offers approximately 242.8 sqm (2,613 sq ft) of beautifully presented accommodation arranged over three floors, finished to an exceptionally high standard throughout.

The ground floor is the heart of the home, centred around a stunning open-plan lounge/kitchen/dining space that provides an impressive setting for both everyday living and entertaining. The kitchen is thoughtfully designed with a large central island, while the living and dining areas flow seamlessly, opening out to the outside space and making the most of the light and outlook. A versatile additional reception room on this level, currently used as a family room/bedroom four, benefits from direct access to a balcony and could equally suit guest accommodation or a home office. A utility room and ground floor WC add further practicality.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom with ensuite facilities. The second bedroom also benefits from its own ensuite shower room, while a stylish family bathroom serves the remaining accommodation. The spacious first-floor landing creates a valuable second reception area and is comfortably large enough to be used as a work-from-home space, reading area or snug. From this level, a balcony enjoys stunning open views, providing a peaceful spot to relax and take in the surroundings.

Externally, the property boasts a lovely, spacious garden with ample room for seating, entertaining and family enjoyment, making it ideal for summer gatherings. The lower ground floor is equally impressive, featuring a large garage/workshop offering excellent storage or potential for hobby use, along with a wine cellar, adding a distinctive and desirable feature rarely found in residential homes. Outside the garage, there is also an Andersen electric vehicle charger, neatly designed with a compact finish and no trailing cables.

The layout is highly versatile, well-suited to modern family living, multi-generational needs or those seeking flexible work and leisure spaces. Located in a popular residential area, the property is just a four-minute walk from Preston Park Station, providing excellent commuter links with Brighton just one stop away. The home is also well placed for highly regarded local schools and offers convenient access in and out of the city.

A truly special home combining space, style and individuality in an outstanding location.

 **Guide Price** £1,250,000

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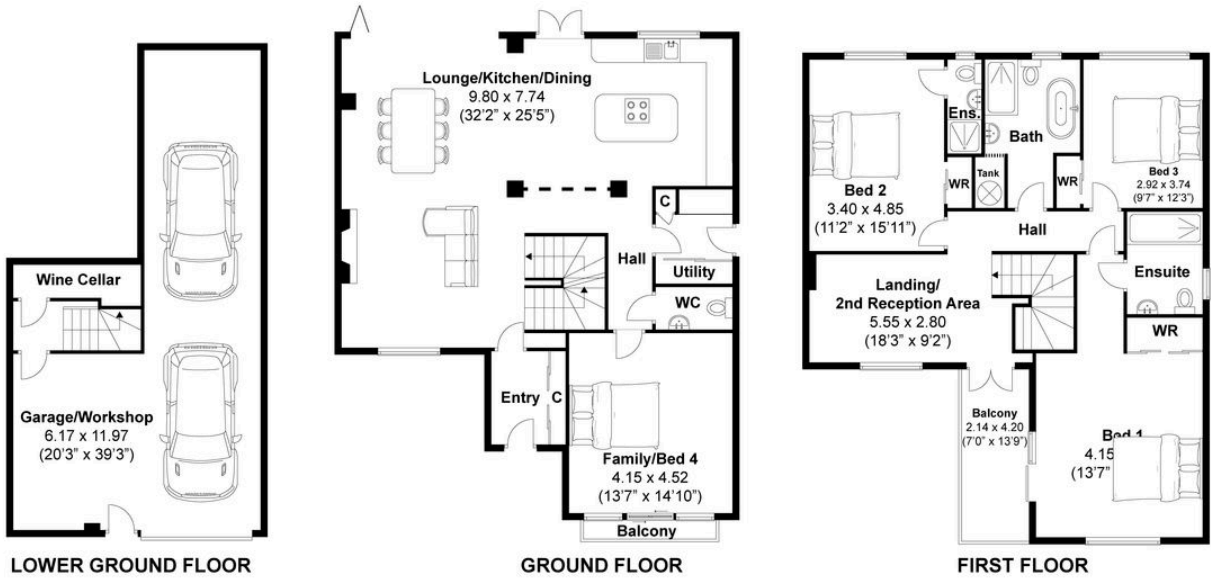




TOTAL FLOOR AREA:  
242.8 sqm / 2613.6 sqft

Tivoli Crescent North, Brighton  
Approximately 242.8 sqm (2613.6 sqft)

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**Disclaimer:**  
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Daily sales progression



Professional photography



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☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

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