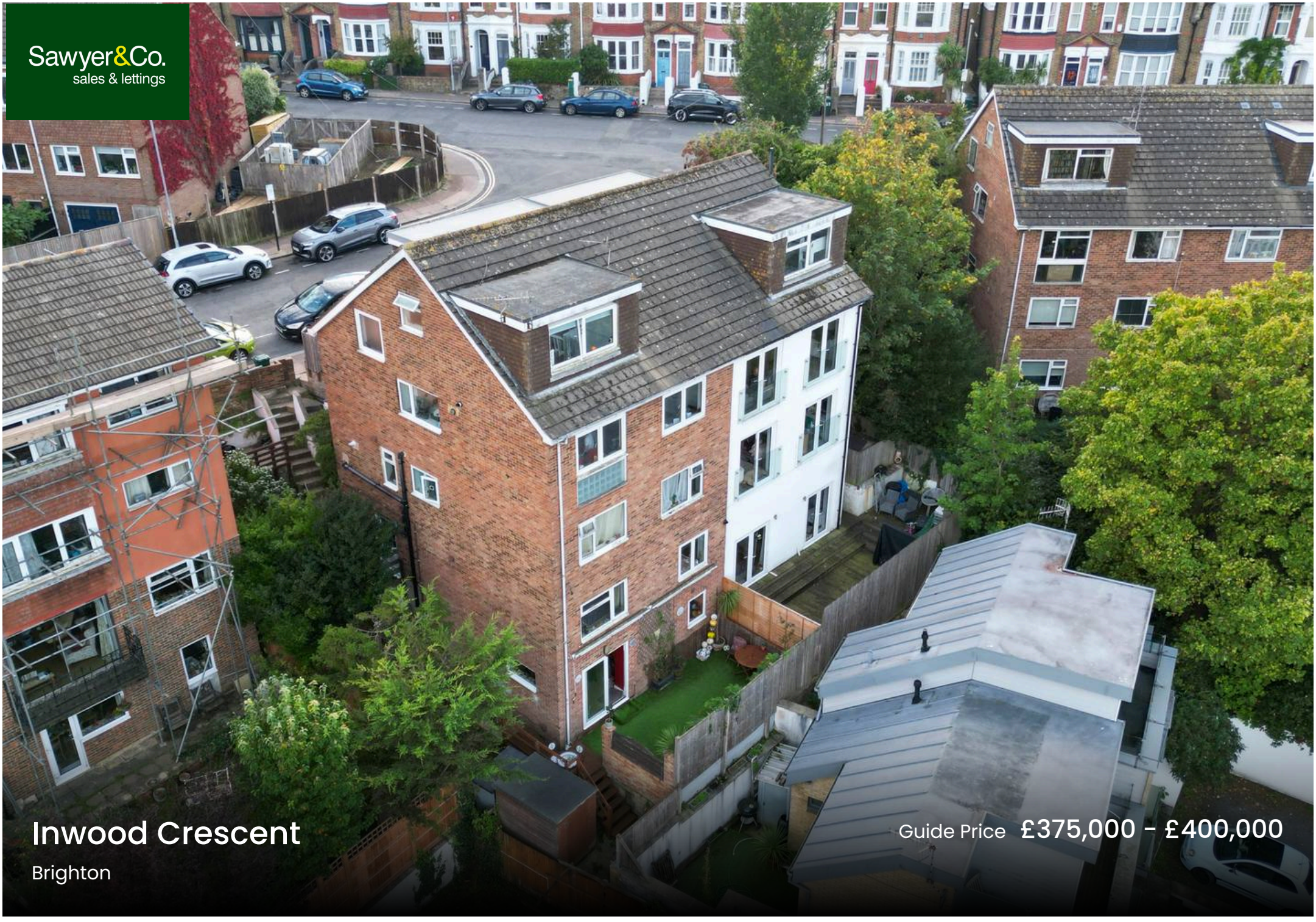

Sawyer&Co.
sales & lettings
Inwood Crescent
Brighton
Guide Price £375,000 - £400,000







Inwood Crescent

Brighton

Excellently located in Brighton, close to Preston Park Train Station, a TWO BEDROOM GROUND FLOOR MAISONETTE APARTMENT with a good-sized rear GARDEN and a SHARE OF FREEHOLD.

This well-presented two-bedroom maisonette is set over two floors, with spacious rooms throughout and its own private garden.

On the ground floor, the generous lounge and dining room has plenty of space for relaxing and entertaining, while the separate kitchen offers good storage and ample worktop space.

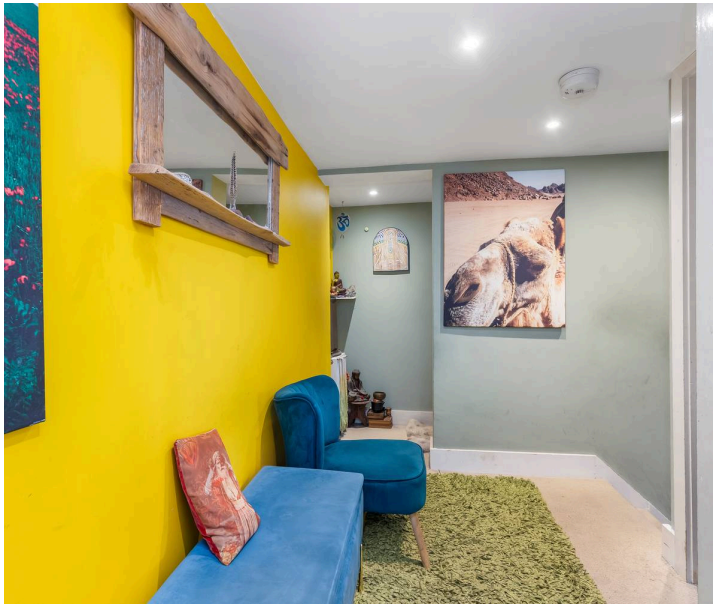
Upstairs are two good-sized bedrooms, with the principal bedroom enjoying its own en-suite shower room. There is also a spacious family bathroom.

The private garden is another great feature, offering a pleasant spot to sit outside, enjoy a meal or make the most of the sunshine.

In The Local Area
Ideally positioned for Dyke Road and Preston Road, the property offers easy access to everything Brighton and Hove have to offer.







Nearby Matlock Road and Dyke Road provide a great mix of independent shops and everyday amenities, including a Tesco Local, while a pleasant stroll leads past Dyke Road Park and Hove Green, with its gardens, popular cafe and open air theatre, onwards to the buzz and cafe culture of Seven Dials. Preston Road's shops, bars and cafes are also within easy reach, as are the open green spaces of Preston Park.

Regular bus services run into central Brighton and Hove and up to the stunning views at Devil's Dyke, and Preston Park Station is just over a quarter of a mile away, ideal for commuters and easy city access. Local schools include Lancing Prep, Cardinal Newman Catholic School, BHASVIC, Stanford Junior School and the independent Windlesham Day School.

Further Information

The property is situated in Permit Zone A. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 978 years

Service Charge - Please ask Sawyer & Co about the service charge

This information has been provided by the seller. Please obtain verification via your legal representative.



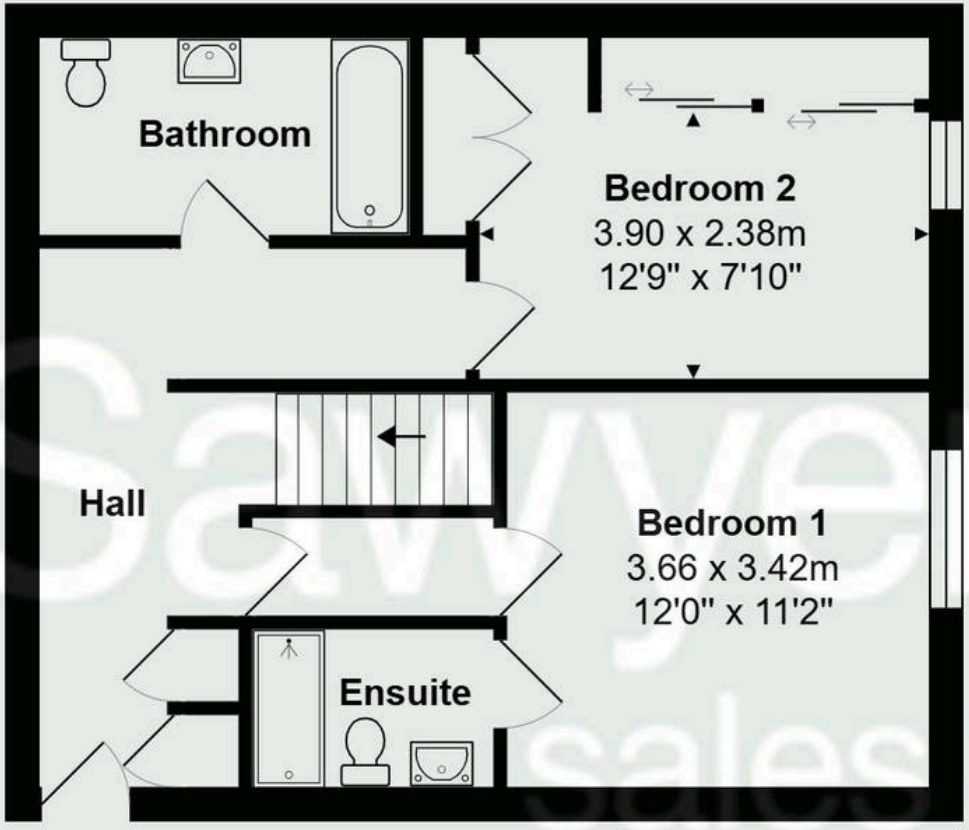




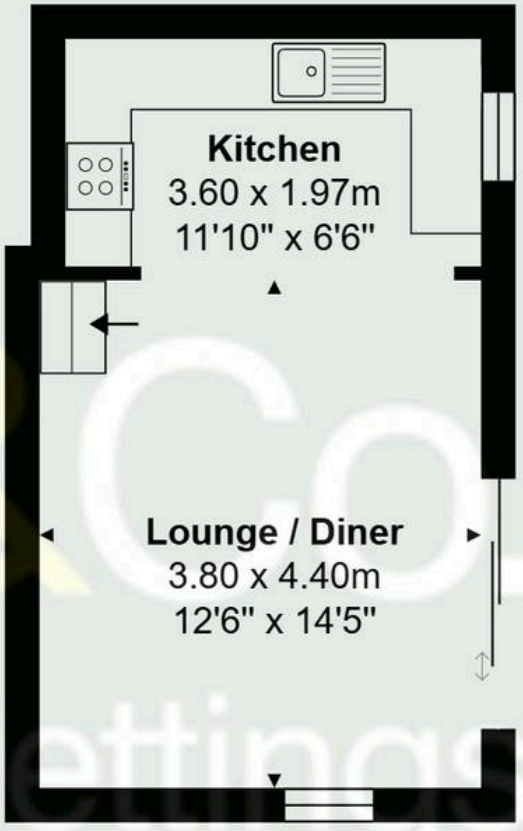








First Floor

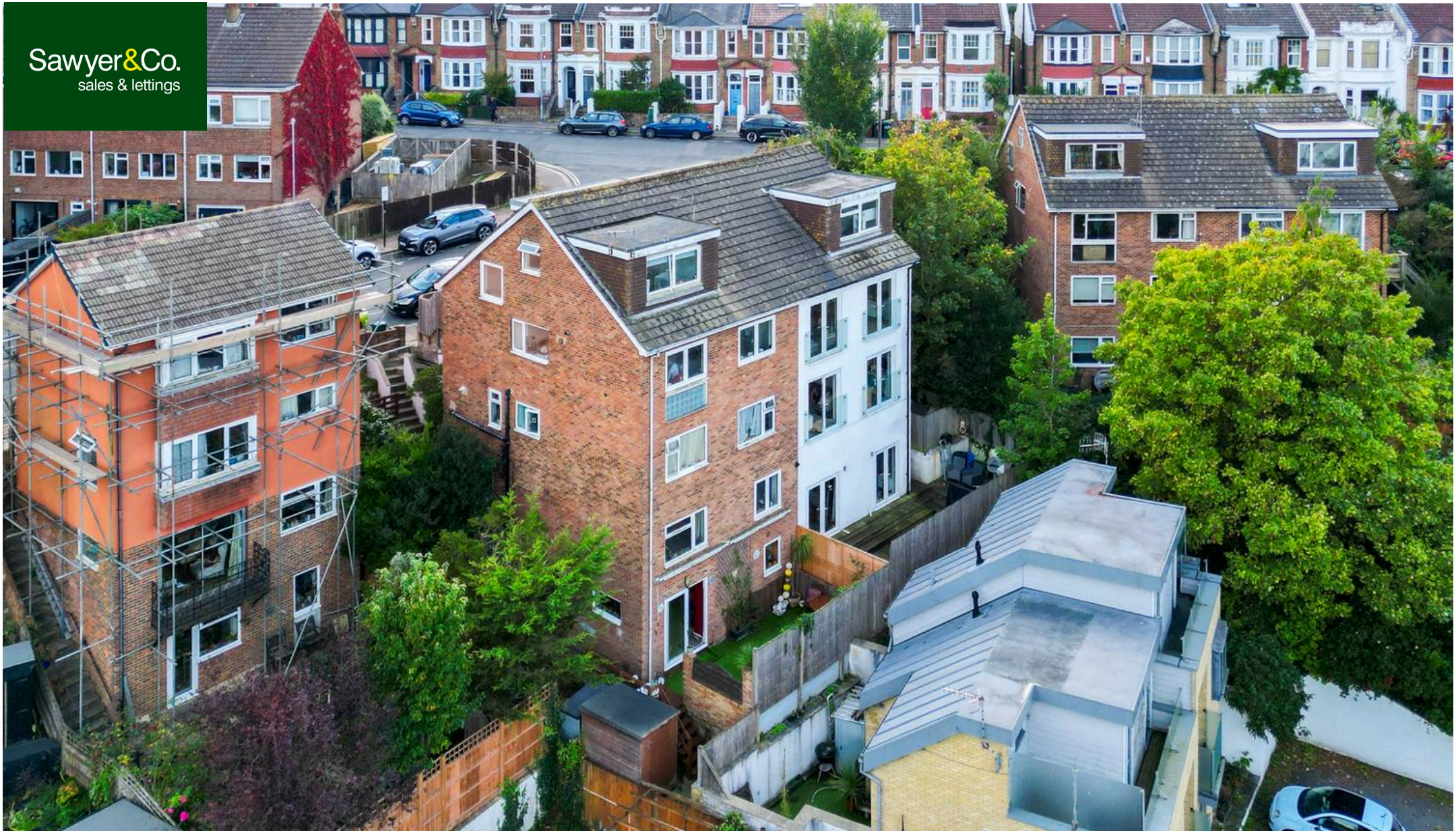


Ground Floor

Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only.

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Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.