

105 Tivoli Crescent North, Brighton

Price £1,400,000 Freehold

ELLIOTTS





105 Tivoli Crescent North, BN1 5NA

Elliotts are delighted to offer for sale this exceptional house with generous and spacious accommodation throughout, situated on a corner plot with well-maintained grounds, a landscaped garden, and parking facilities. Internally, the property boasts five bedrooms and three impressive bathroom suites, providing ample space for a growing family or those seeking additional rooms for various purposes.

The property's location is advantageous too, being situated near Preston Park station, which provides convenient access to transportation links. Additionally, there are frequent bus routes in the vicinity, facilitating easy commuting and exploration of the surrounding areas. Local independent amenities on Matlock Road offer convenience and a variety of services within close proximity.

In summary, this exceptional house offers generous and well-designed accommodation, along with a landscaped garden and parking facilities. Its convenient location near Preston Park station, bus routes, and local amenities adds to its appeal. Whether for a family or those seeking additional space, this property presents an attractive opportunity for comfortable and convenient living.



- **Exceptional Detached Home**
- **Immaculate Presented**
- **Garage with Workshop to the Rear**
- **High Quality Bespoke Kitchen**
- **Renovated in 2016**

- **199 Sq.Mt / 2145 Sq.Ft**
- **Off Road Parking for Numerous Cars**
- **South Facing Rear Garden**
- **Five Bedrooms / Three Bathrooms**
- **Close to Preston Park Station**





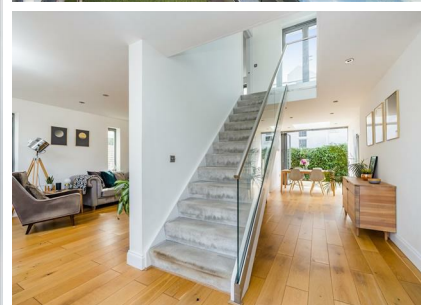
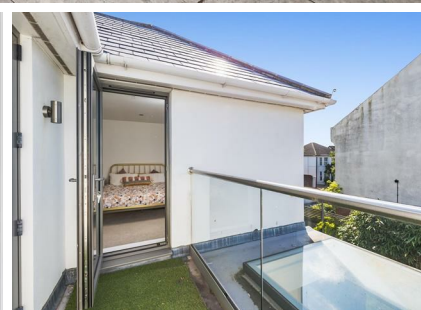
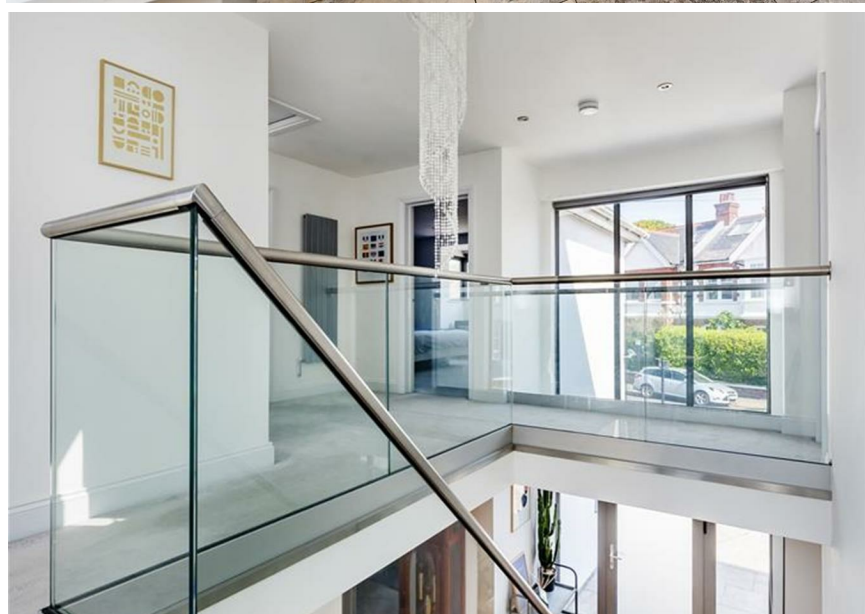
A truly stunning detached contemporary style residence, this property offers an abundance of light and beautifully presented living space. Occupying a corner plot, it features a tasteful south-facing landscaped garden, off-road parking, and a garage. From the moment you approach the property along the sandstone path, the impressive white façade and contrasting slate tiled roof catch the eye, reflecting the sunlight and exuding elegance. The grey paved driveway and generous plot further contribute to the overall stylish and landmark appeal of the house.

Inside, the house continues to impress with its impeccable presentation. The exceptional living space and dining room create a bright and airy atmosphere, enhanced by the bi-fold doors that open out to the rear garden. The kitchen is extensively fitted with a wide range of high-quality integrated appliances and features stylish lime stone flooring with underfloor heating. Additionally, a separate utility room provides extra space for appliances, and there is a room perfectly suited for a home study or office.

The entrance hallway is particularly noteworthy, featuring engineered oak flooring, glazed frontage, and an open-plan staircase that leads up to the first-floor galleried landing. From here, you can access a beautiful balcony overlooking the rear garden, adding a touch of luxury to the property. The first floor is also home to four spacious double bedrooms, two of which boast their own natural oyster grey slate en suite bathrooms, showcasing a high standard of design and comfort. A modern fitted family bathroom with a jacuzzi bath and underfloor heating serves the remaining bedrooms.

The sunny south-facing rear garden requires low maintenance and offers various areas including decking, slate features, and a lush lawn, creating a contemporary and enjoyable space for all members of the family to appreciate.

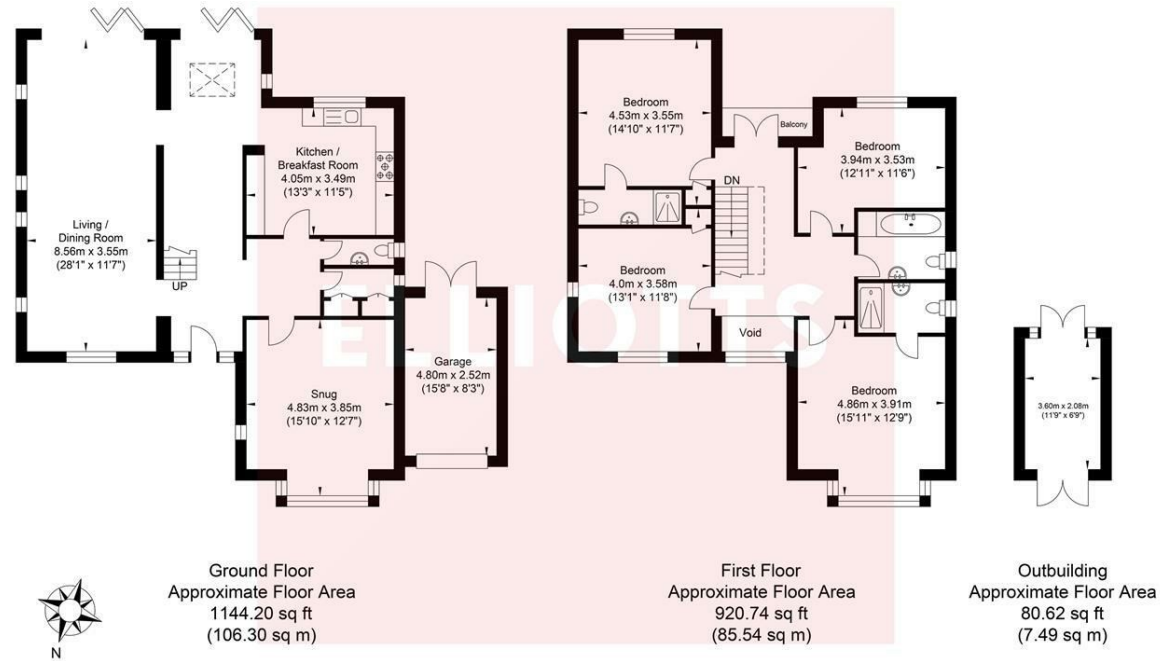
In summary, this remarkable house impresses with its size, quality, and attention to detail. Viewings are highly recommended to fully appreciate the exceptional features and overall excellence of this fine home.





Floorplan

Tivoli Crescent North



Energy Performance Graph

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

Current: 73
Potential: 83

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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