



31, Crown Gardens, BN1 3LD

Spencer
& Leigh

31, Crown Gardens,
, BN1 3LD

£2,750 Per Calendar Month -

- Substantial family home
- Arranged over four floors
- Four good size bedrooms
- Family bathroom and two en-suite shower rooms
- Impressive kitchen
- Separate utility room
- Ground and lower ground floor cloakrooms
- High specification interior
- East facing paved garden
- Situated in a secluded, historic twitten

Location doesn't get much better than this, nestling in a quiet twitten in the sought after Clifton conservation area, this delightful four bedroom residence is arranged over four storeys and is only a stones throw from Brighton mainline railway station and the seafront. Available to let from early November, the high specification accommodation features a 20' lounge/dining room which has a pleasant East to West aspect, a versatile bedroom/study and a useful cloakroom all of which are situated on the ground floor. The lower ground floor level has direct access to the paved garden and is home to a magnificent 20' fitted kitchen with its very own separate utility room and a further cloakroom. The first floor comprises the family bathroom and two good size bedrooms, one of which has en-suite facilities. The master suite is situated on the top floor and also boasts an en-suite shower room. Externally, the property is in keeping with a period home of the era and has the benefit of gas fired central heating, attractive sash windows and a contemporary theme throughout. The property will be available on a long term tenancy if required. SORRY NO SHARERS. Brighton's bustling city centre with its many amenities, bars & cafes are easily accessible. This is a rare opportunity and internal viewing is highly recommended. COUNCIL TAX BAND: D



Crown Gardens is a narrow twitten which despite it's location actually lies within the Clifton Hill conservation area. Dated from the 1820's, the properties were said to be built for employees at the Royal Pavilion & Royal Stables.



Entrance hallway

Kitchen
20'3 x 9'4

Utility room
9'6 x 9'1

Cloakroom

Living room
20'4 x 9'7

Bedroom
9'2 x 6'2

Cloakroom
6'4 x 5'0

Bedroom
15'2 x 9'6

En suite

Bedroom
9'6 x 9'2

bathroom

Bedroom
15'6 x 14'3

En suite

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: On street permitted parking - Zone Y

Broadband: Standard 10 Mbps, Superfast 255 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Brighton & Hove City Council

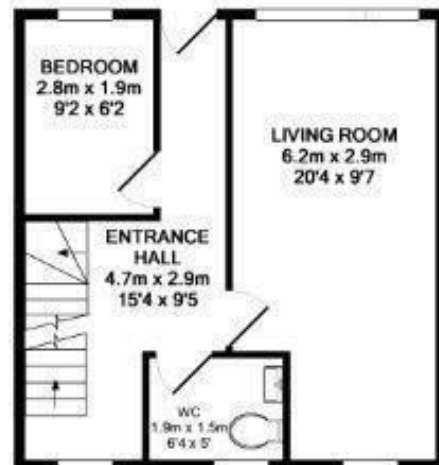
Council Tax Band:- D

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

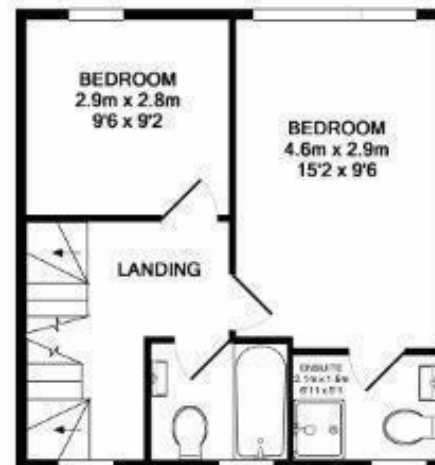




LOWER GROUND
APPROX. FLOOR
AREA 34.6 SQ.M.
(372 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(386 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(386 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 22.5 SQ.M.
(242 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.8 SQ.M. (1386 SQ.FT.)

Made with Metropix ©2018