3 Lewes Crescent — ground floor flat, Brighton BN2 1FH

*One of the houses in Elizabeth Hancock's life, and the only flat in the sequence. Added 16 August 2026 on Will's identification. It sits **after Cromwell Cottage and before 5 Dyke Road Avenue**.*



The frontage — white-painted stucco with channelled rustication to the ground floor, the number 3 in gilt on the fanlight over a black six-panel door, a dentilled hood on console brackets, and a cast-iron balcony to the first floor. The ground-floor flat is behind the two tall sashes to the left of the door, above the railed area.

Google Street View, captured 16 August 2026. © Google — held for family reference, not for republication.



And this is what it is for. The Kemp Town Enclosures falling away south to the sea, the

private lawns and shrubberies, the Regency terrace curving away east, and the Palace Pier on the horizon. **Twelve acres of private garden between the front door and the beach.**

Estate agent's photograph (Winkworth), supplied by Will 16 August 2026. Agent watermark cropped.

The place

Lewes Crescent is the eastern half of Kemp Town — Thomas Read Kemp's speculation of the 1820s, designed by Charles Busby and Amon Wilds, and one of the grandest pieces of Regency town planning in England. At 200 feet across it is **wider than the Royal Crescent at Bath**. The houses are Grade I listed as a group.

Behind the railings in front lies **the Kemp Town Enclosures** — private gardens, laid out by Henry Phillips, running down towards the cliff, with a tunnel under Marine Parade to the beach. Residents hold a key. **That, and not the flat, is what the second photograph shows.**

- **Address:** Ground Floor Flat, 3 Lewes Crescent, Brighton, East Sussex BN2 1FH
- **Location:** 50.8194 N, 0.1213 W
- **Type:** flat / maisonette in a Grade I listed Regency terraced house

Sale history — HM Land Registry, and a discrepancy worth stating

Number 3 has been divided into units and the Land Registry records twelve sales since 1995 across all of them. **Filtering to the ground floor flat specifically:**

Date	Price	Unit as recorded
18 June 1997	£91,000	**Ground Floor Flat**
6 March 2002	£460,000	**Ground Floor Flat**
30 September 2021	£565,000	**Ground Floor Flat**

And the sale that falls in the right window:

Date	Price	Unit as recorded
4 July 2006	**£640,000**	**no unit given — recorded against "3 Lewes Crescent" alone**

!! These two things do not sit together comfortably and the record should say so rather than smooth it over.

Will places this address **between Cromwell Cottage (brochure dated 2006/07) and 5 Dyke Road Avenue (bought July 2007)** — a window of at most a year or so. The only Land Registry sale in that window is **4 July 2006 at £640,000**, and it carries **no unit description**, so it cannot be shown to be the ground floor flat.

Against that, **the ground floor flat as such did not change hands between March 2002 and September 2021.** If Elizabeth owned that particular flat in 2006–07, it did not sell under that description in that period.

Three readings fit, and the archive cannot choose:

1. **The July 2006 sale is the ground floor flat**, recorded without its unit name — common enough in the Price Paid data, and the reading that matches Will's sequence. 2. **She was there as a tenant**, not an owner, which would leave no Land Registry trace at all. A single year between two owned houses is exactly the shape a rental takes. 3. **The tenure was longer than the window suggests** and overlapped with one of the other houses.

One question to her settles it, and so would the deeds.

Where it sits in the sequence

House	Dated by	Date

Cromwell Cottage, Old Basing	council tax year on the brochure	2006/07
3 Lewes Crescent, Brighton	**Will; Land Registry ambiguous**	**c.2006–07**
5 Dyke Road Avenue, Hove	Land Registry	bought Jul 2007, sold Apr 2012
The Old Coach House, Henfield	particulars prepared	Oct 2013

It is the move that explains the others. Old Basing is inland Hampshire; everything after Lewes Crescent is Brighton, Hove and Sussex. **This is the address at which the family arrives on the south coast**, and it is a Regency flat with a sea view rather than a house with a garden — the first time in the sequence she is not in a house at all.

Open questions

1. **Owned or rented?** See the discrepancy above. ? 2. **What years exactly?** ? 3. **Which flat, and how big?** The ground floor of a Kemp Town house is the principal floor in everything but name — the tall windows in the photograph are the ground-floor reception rooms. **No particulars for it are held**; if a brochure survives, photograph it. 4. **Did she hold a garden key?** The Enclosures are the point of the address and residents' access is a matter of record with the Kemp Town Enclosures Committee.

Sources

- **Will, 16 August 2026** — the address, the floor, and its position in the sequence.
- **Google Street View**, captured 16 August 2026 — the frontage.
- **Estate agent's photograph (Winkworth)**, ref BTN230072, supplied by Will 16 August 2026 — the view over the Enclosures.
- **HM Land Registry Price Paid open data**, SPARQL endpoint, queried 16 August 2026 — twelve sales at number 3 since 1995, tabulated above.

Not verified: that Elizabeth held the ground floor flat rather than another unit; whether she owned or rented; the years; and the identity of the July 2006 purchaser. The Land Registry gives prices and dates and never names parties.