

# Paul Bott & Co



- Exceptional Family Home
- Rarely Available
- Three Storey Period Townhouse
- High End Traditional Finish

27 Roundhill Crescent, Brighton, BN2 3FQ

Offers In Excess Of £800,000

Offers In Excess Of £800,000 A rarely available townhouse located on Roundhill Crescent in central Brighton. This substantial three story, Listed Period Home features three to four double bedrooms, one to two reception rooms, two bathrooms, a large fitted kitchen, study, balcony, and a far-reaching garden with summer house/home office to the rear of the property.





## Property Description

Found on one of the more popular streets in central Brighton, this property has a feel of grandeur from the outset. A set of steps lead up to a front patio space with a traditional red telephone box and through the front door into a large hallway. Traditional tiling underfoot remains in place, with high ceilings running through. To your left, a large reception room with east facing sash windows and a large, arched wooden frame allows for beautiful morning light. A marble fireplace found in fantastic condition and a serving hatch remains in place, connecting to the kitchen and allowing fantastic flow to any dinner party. The kitchen itself is an excellent size, with an array of storage options, and space for a breakfast table, a dishwasher and a free-standing fridge freezer. A large west facing window looks out over a patio space. To the rear of the ground floor, a Moroccan-style bathroom with a walk-in shower, W/C, wash basin and airing cupboard with space for a washing machine and laundry.

To the front of the first floor, there is a very large second reception room, with the original floorboards underfoot, two outstanding floor to ceiling sash windows which allow morning light to flood the room and lead out to a balcony. Overhead, ornate cornicing remains in place that has been well cared for over time and to the far wall a fireplace with marble surround sits to tie the whole room together perfectly. Moving along the first-floor land, the first of the three bedrooms can be found. Well sized, the wooden floorboard continues through, a west facing sash window offers lovely views across the rear garden and features substantial built-in storage, a further ornate fireplace and cast-iron radiator. At the rear of the first floor, there is a small study room with built-in storage that leads out into the exceptional rear garden. A green haven, steps lead up through an array of plants and trees, with a tiered pond to your left and a large patio space to the far end, with a brick-built barbeque space and a large outhouse, with electric running through, perfect as either a summer house or







an excellent home office.

Leading back through the house and up to the second floor, you come to a large family bathroom, with traditional styling and featuring a beautiful roll top bath, alongside a wash basin, W/C and rear facing sash window. The master bedroom is located to the front of the property and in terms of space is outstanding. Identical in size to the largest of the reception rooms below it, the original floorboards continue to run through, with a further ornate fireplace, sash windows offering further views across Hanover and Elm Grove and two cast iron radiators. The second bedroom is also located on the second floor, identical in sizing to that of below, with gorgeous west facing views over the garden below and ornate fireplace to the far wall.

As family homes go, this is perfect with regards its size, layout and the amenities around it. A short walk south takes you to the highly popular Level Park, and further on into Brighton Laines and the City Centre. Brighton Train Station is 20 minutes walk away and London Road Station is just 10 minutes away. There are an array of popular schools nearby including Downs Junior School, as well as both Vardean and Dorothy Stringer secondary schools. Parking is found to be generally easy to come by on street where a permit is required.



# Roundhill Crescent



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Ground Floor  
Approximate Floor Area  
497.29 sq ft  
(46.20 sq m)

First Floor  
Approximate Floor Area  
543.90 sq ft  
(50.53 sq m)

Second Floor  
Approximate Floor Area  
543.90 sq ft  
(50.53 sq m)

Approximate Gross Internal Area = 147.26 sq m / 1585.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements