



## 61 Richmond Road, Brighton, BN2 3RL

Offers over £575,000 Freehold

Beautifully presented 3 bedroom period family home located in the SOUGHT AFTER Roundhill Conservation Area with the rare added benefit of a garage. Other highlights include; STUNNING kitchen/dining room with integrated appliances, separate lounge with PERIOD FIREPLACE, contemporary fitted family bathroom/W.C. & an attractive rear PATIO GARDEN. Viewings are highly recommended. Energy Rating: D64  
Exclusive to Maslen Estate Agents

uPVC double glazed front door with decorative stained glass inserts leading to:

#### **Entrance Hall**

Stripped wood floorboards, dado rail, central heating radiator, understairs storage space, stairs rising to first floor, stripped wood door to:

#### **Lounge**

Continuation of stripped wood floorboards, central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, picture rail, uPVC double glazed bay window to front.

#### **Kitchen/Dining Room**

Contemporary fitted kitchen comprising a range of soft closing wall, base & drawer units with extensive roll edged quartz work surfaces over, inset single drainer sink unit with mixer tap, fitted eye level 'Siemens' electric double oven, integrated 'BOSCH' dishwasher, integrated 'NEFF' fridge/freezer, Amtico flooring, picture rail, uPVC double glazed window to rear overlooking rear garden.

#### **Dining Area**

Continuation of Amtico flooring, central heating radiator, picture rail, attractive fireplace with tiled inserts, wooden surround & mantle, uPVC double glazed French doors to rear leading to rear garden.

#### **First Floor Landing**

Dado rail, hatch to loft space, door to:

#### **Bedroom**

Central heating radiator, picture rail, attractive fireplace with tiled inserts, wooden surround & mantle, 2 x fitted wardrobes built into chimney recess, uPVC double glazed window to front.

#### **Bedroom**

Central heating radiator, picture rail, uPVC double glazed window to rear overlooking rear garden.

#### **Bedroom**

Central heating radiator, uPVC double glazed window to rear overlooking rear garden.

#### **Family Bathroom**

Comprising panelled bath with mixer tap & thermostatically controlled shower unit over, wall mounted wash hand basin with mixer tap, low level close coupled push button W.C., heated towel rail, part tiled walls, wood effect flooring, uPVC double glazed window to front.

#### **Garage**

With metal up & over door, wall mounted 'Worcester' gas boiler, uPVC double glazed personal door leading to:

#### **Front Garden**

Small wall enclosed front garden with a range of ornamental shrubs.

#### **Rear Garden**

Attractive paved rear patio garden with raised flowerbeds.

#### **Total approx floor area**

923 sq.ft. (85.8 sq.m.)

#### **Council tax band C**

#### **Parking zone J**

#### **V1**

*What the owner says:*

*"Since 2018 we have loved living in our house in the vibrant and sociable Roundhill community. We have the best of both worlds in being close to town, the station, parks, schools and amenities while also being on a quiet road where parking is easy. It has also been brilliant to have a spacious garage for securely storing bikes, pushchairs, and everything else we don't want to keep in the house!"*

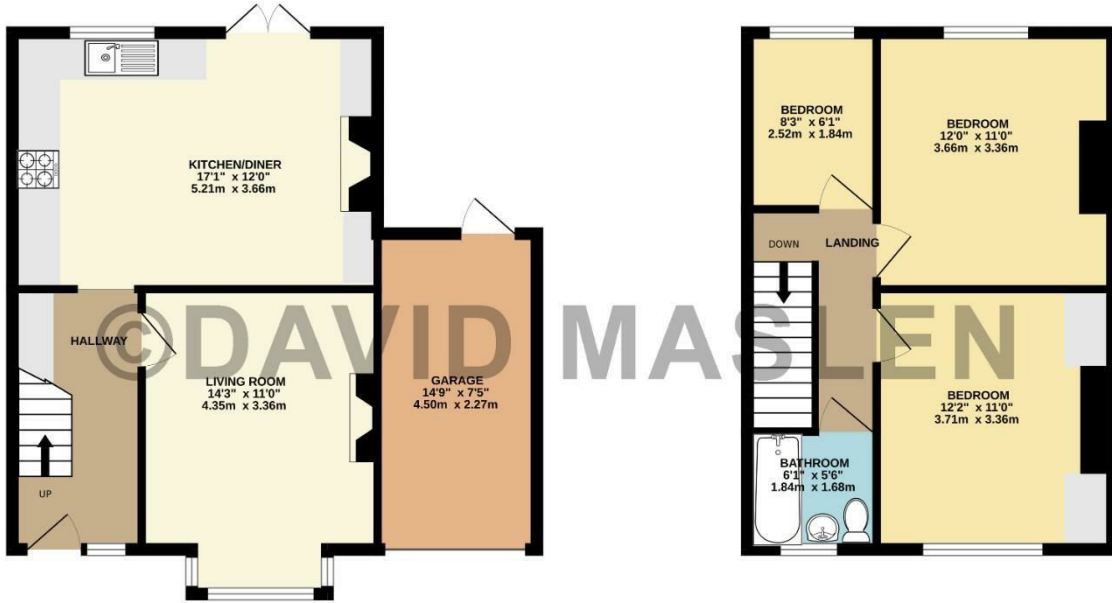






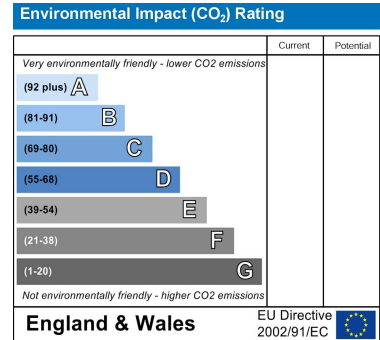
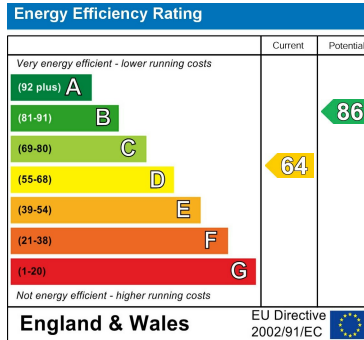
GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT**

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**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF  
t: (01273) 321000  
e: lettings@maslen.co.uk



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