



## 28 Roundhill Crescent, Brighton, BN2 3FR

£650,000 Freehold

AN IMPRESSIVE 5 DOUBLE BEDROOM BAY FRONTED VICTORIAN family home with bright and spacious accommodation arranged over 4 storeys within the sought after ROUNDHILL CONSERVATION AREA. The house has period features throughout, an OPEN PLAN lounge/diner, a SOUTH EAST facing rear garden, a smart MODERN bathroom & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents.

## Entrance Hall

Radiator, ceiling cornicing, original wood floorboards, wall mounted thermostat, doors to:

## Bedroom

Sash bay window to front, feature fireplace, double radiator, ceiling coving, original wood floorboards.

## Bedroom

Double glazed window to rear, double radiator, built in wardrobe in chimney recess, original wood floorboards.

## Bathroom

White suite comprising panelled bath, shower cubicle with rainfall style shower over further hand held shower hose, sink basin, low level WC, school style radiator with heated towel rail, part tiled walls, tiled floor, sash window to rear & side.

## Lower Ground Floor

### Hallway

Original wood floorboards, doors to:

### Open Plan Lounge/Dining Room

#### Lounge Area

Sash bay window to front, double radiator, log burner, radiator, original wood floorboards, door to front.

#### Dining Area

Feature fireplace, double radiator, double glazed sash window to rear.

## Kitchen

Range of wall & base units with roll edged work surfaces over, inset butler style sink with mixer tap, 6 ring gas oven, space & plumbing for washing machine, space for dishwasher, space for tall fridge/freezer, wall mounted 'Worcester' combi boiler, understairs storage cupboard, sash window to side, patio door to rear garden, original wood floorboards.

## First Floor Landing

Sash window to rear, 2 x understairs storage cupboards, stairs to top floor, doors to:

## Bedroom

Sash window to rear, double radiator, wardrobe in chimney recess.

## Bedroom

Sash bay window to front, double radiator, built in wardrobe in chimney recess, door to:

## En-Suite Shower Room

White suite comprising, shower cubicle, pedestal wash hand basin with mixer tap, low level WC with dual flush, tiled walls, vinyl flooring, sash window to front.

## Top Floor

## Bedroom

Velux window to rear with pretty far reaching views, further double glazed sash window to rear, eaves storage, wooden floorboards.

## Outside

### Front

Pathway to front door, steps down to lower ground floor entrance.

### Rear Garden

South east facing garden comprising raised patio area with far reaching views, outside tap, storage space steps down to patio seating area, further lawned area with mature trees & plants, walled & fenced boundaries.

## Total approx floor area

144.0 sq.m. (1550 sq.ft.)

## Parking zone J

## Council tax band D

## V1

### What the owner says:

*"28 Roundhill Crescent has been our family home for over 25 years, and it's really grown with us. It's been a very flexible and comfortable space for us. The neighbourhood has always felt peaceful and community minded—we've built some really special connections here which we'll be sad to say goodbye to. We've loved the location, as it's easy to pop down to the Open Market, or into town, or the beach. The house itself has so much character, but also a lot of exciting potential for new owners to really make it their own."*









#### Roundhill Crescent

TOTAL FLOOR AREA : 144.0 sq.m. (1550 sq.ft.) 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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#### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

#### SALES

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

#### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



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