

£600,000 Freehold



3 Crescent Road, Brighton,
BN2 3RP

3 Crescent Road, Brighton BN2 3RP

A beautifully presented three bedroom home with the 'WOW FACTOR', located on a SOUGHT AFTER road in the popular Roundhill area of Brighton within easy reach of the town centre & Brighton station. This stunning property seamlessly fuses ORIGINAL PERIOD FEATURES with a modern clean aesthetic, offering stylish & comfortable living throughout. Highlights include; a GRAND OPEN PLAN lounge & dining area with HIGH CEILINGS, a contemporary kitchen that opens directly onto the secluded private rear garden perfect for entertaining, a MODERN bathroom & a striking loft room provides a luxurious top floor retreat. This impressive home offers the ideal balance of character & MODERN convenience. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.



Front door to:

Hallway

Wooden floorboards, radiator, dado rail, period coving, stairs rising to first floor, understairs storage cupboard, doors to all rooms.

Open Plan Lounge/Dining Room

Lounge Area

Sash bay window to front, period coving, radiator, picture rail, feature fireplace, wooden floorboards.

Dining Area

Wooden floorboards, sash window to rear, picture rail, feature fireplace.

Kitchen

Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for dishwasher, space for fridge/freezer, space & plumbing for washing machine, built in storage cupboard, tiled floor, upright radiator, window to side, window to rear, door to rear garden.

First Floor Landing

Split level landing, wall mounted 'Nest' thermostat, dado rail, stairs rising to second floor, built in storage cupboard, doors to all rooms.

Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer taps & further shower attachment over, part tiled walls, wooden floorboards, radiator, sash window to rear, built in cupboard.

Bedroom

Sash window to front, radiator, picture rail, feature fireplace, 2 x built in wardrobes, wooden floorboards.

Bedroom

Sash window to rear, radiator, dado rail, wooden floorboards.

Second Floor Landing

Velux window to rear, door to:

Bedroom

2 x Velux windows to rear, 1 x Velux window to front, 2 x eaves storage cupboards, radiator, recessed spotlights.

Outside

Rear Garden

Laid to patio, enclosed by brick walling, borders with a variety of mature shrubs & trees.

Total approx floor area

106.25 sq.m. (1143.65 sq.ft.)

Council tax band C

Parking zone J

V1



What the owner says:

"We've loved calling number three Crescent Road a home. It was our first home together, where we lived when our little one was born, so it holds many happy memories. We've especially enjoyed the peaceful community feel of the Roundhill area and won't forget the views from the back garden, and the sunlight pouring into the bedroom and living room. We've installed ultra thin doubling glazing and fully restored the original wooden sashes at the front, which keeps the living room and master bedroom nice and warm. Its location has been perfect too as it's just a short walk from the Level, the Laines and Fiveways, with Downs Primary School right around the corner. It's a wonderful spot for family life. Sadly we have relocated for work reasons but we're excited for the next owners to make it their own."





Crescent Road



Approximate Gross Internal Area = 106.25 sq m / 1143.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.