



77 Roundhill Crescent, Brighton, BN2 3GP

£2,400 Per month

Maslen Letting Agents is delighted to offer an IMPRESSIVE 3/4 BEDROOM BAY FRONTED family home with bright & spacious accommodation arranged over 3 storeys within the sought after ROUNDHILL CONSERVATION AREA. The house has an array of period features throughout, an OPEN PLAN kitchen/dining or living room with open fireplace, a private paved rear garden, high ceilings, a smart MODERN bathroom with vaulted ceiling & VIEWS over Brighton. Deposit £2750. EPC Rating C. Council Tax Band D. The property is unfurnished and available now.

Front door to:

Hallway

Stairs rising to first floor, radiator, wooden floorboards, cupboard housing meters & fusebox, doors to all rooms.

Open Plan Kitchen/Dining Room

Dining Area

Sash bay window to front with fitted wooden shutters, radiator, feature fireplace with marble surround (open & functional), ceiling cornicing, ceiling rose, wooden floorboards.

Kitchen Area

Range of hand crafted solid wood wall & base units with wooden work surfaces over, inset 1.5 bowl stainless steel sink drainer unit with mixer tap, 'range' style cooker with extractor fan over, space for dishwasher, fridge/freezer, part tiled walls, wooden floorboards, ornate French doors to rear garden.

Cloakroom

WC with concealed cistern & push button flush, corner wash hand basin with mixer tap, wooden floorboards.

Utility Room

Range of base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, wall mounted 'Worcester' boiler, washing machine, fridge/freezer, part tiled walls, tiled floor, radiator, recessed spotlights, 2 x sash windows, door to rear garden.

First Floor Landing

Split level landing, stairs rising to second floor, doors to all rooms.

Bathroom

WC, wash hand basin with hot & cold taps, vanity storage below, freestanding panelled bath with mixer tap & hand held shower attachment, large walk in shower with mains fed 'rainfall' style shower over, part tiled walls, ladder style heated towel rail, wooden floorboards, Velux window, sash window to rear with frosted glass & fitted wooden shutters.

Bedroom

Sash window to rear, feature fireplace, built in storage cupboard, wooden floorboards.

Lounge/Bedroom

Sash bay window to front with fitted wooden shutters, feature fireplace with marble surround (open & functional), ceiling cornicing, radiator, wooden floorboards.

Second Floor Landing

Sash window to rear, hatch to loft space, doors to all rooms.

Bedroom

Sash window to rear, radiator, wooden floorboards, feature fireplace.

Bedroom

3 x sash windows to front with pretty views over Brighton, radiator, feature fireplace, wooden floorboards.

Outside

Rear Garden

Southwest facing, laid to patio, range of flowering shrubs & plants, outside tap, enclosed by brick walling & timber fencing.

Total approx floor area

129.5 sq.m. (1394.4 sq.ft.)

Parking zone J



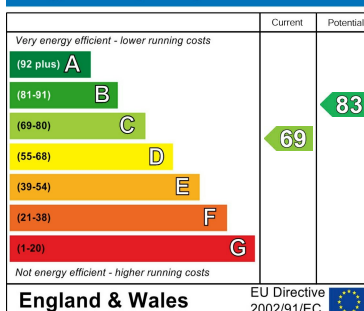


Total area: approx. 129.5 sq. metres (1394.4 sq. feet)

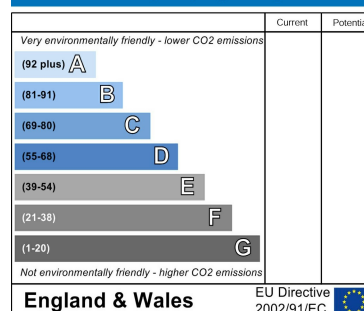
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Plan produced using PlanUp.

Roundhill Crescent

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

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

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.