



Roundhill Crescent, BN2
Offers In Excess Of £500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Roundhill Crescent, BN2

3 Bedrooms | 1 Bathroom | 1 Large Through Reception Room
1032 sq ft | Newly Renovated | Excellent transport links

Streamlined and contemporary, this newly renovated three-bedroom house sits in one of the most popular conservation areas for families and professionals alike. Roundhill Conservation Area is favoured due to its palpable sense of community, excellent school catchment and easy access to the city centre and Brighton Station. This house sits at the lower end of the hill, so the walk is easy into the city on the flat and there are several options for transport taking you inland to the universities or into town and along the coast.

With plenty of kerb appeal, the exterior of this end of terrace house has been brought back to its former glory with new render, paintwork and fencing, complemented by new double-glazed windows with charcoal frames. The original tiled path has been repaired and retained leading to a new, secure front door which opens to a long entrance hall taking your line of sight right through the house to the kitchen at the far end.

Stepping inside it is clearly a fine quality renovation where no corner has been cut to create a seamless and styling aesthetic, using only the finest materials and workmanship. Natural light streams in down the stairwell and through glazed double doors opening to the living and dining room to the right. Once two rooms, they have since been opened to create one large and sociable space with defined areas for formal dining and relaxed seating.

The wide bay window brings in natural light from the southeast while a second window to the rear has views of the garden.

Passing deep understairs storage and a ground floor WC, the kitchen offers a second sociable space with a peninsular breakfast bar and recessed floor and cabinet lighting to set the mood whether entertaining or cooking an evening meal. Handle-free gloss cabinets in two-tone grey provide a wealth of storage solutions alongside integrated Bosch appliances which include a utility space at the far end of the room.

Outside, the garden is long, stretching back with tall fencing for privacy and areas for dining alfresco. There is huge scope for further landscaping out here to create a private oasis which is also completely enclosed ensuring it is safe for children to play.

Upstairs, there are three double bedrooms, all with soft carpet underfoot and double-glazing for added peace and quiet at night. They share use of the bathroom which, as expected, is streamlined and modern with a P-shaped bath for extra elbow room when showering. A gloss vanity unit has drawers for toiletries while the mist-free mirror has LED lighting to give you a welcome glow in the morning.





OWNER'S THOUGHTS

"This project was a huge undertaking as almost every element of the house required renovation, but we are incredibly happy with the result. It is always a pleasure to breathe new life into a period home, so we hope it will be enjoyed for many years to come."

LOCATION GUIDE

Education:

Primary: Downs Infant and Junior Schools

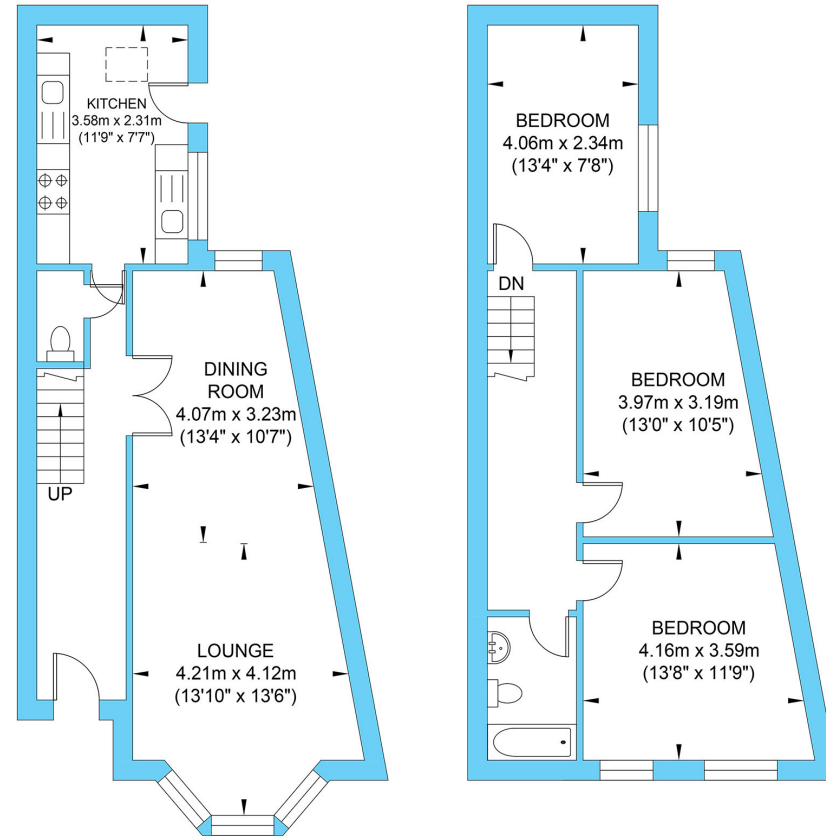
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Varndean College, Newman College, MET

Private: Brighton College, Lancing College, Montessori School

Roundhill Conservation Area has an air of 'cool' and a unique energy much like its hilly neighbour Hanover. It has a diverse and welcoming community with a mix of families and professionals of all ages, plus being just ten-minutes from the North Laine Sopping District keeps it well connected to the creative heart of this cosmopolitan coastal city.

This wonderful home is well served for shops, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23/A27 and stations are also within easy reach, for those requiring fast links along the South Coast or to the universities, Gatwick or London on a daily or weekly basis.



Ground Floor
Approximate Floor Area
539.27 sq ft
(50.10 sq m)

First Floor
Approximate Floor Area
492.98 sq ft
(45.80 sq m)

Approximate Gross Internal Area = 95.90 sq m / 1032.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.