



Roundhill Crescent, Brighton, BN2 3GP

welcome to

Roundhill Crescent, Brighton

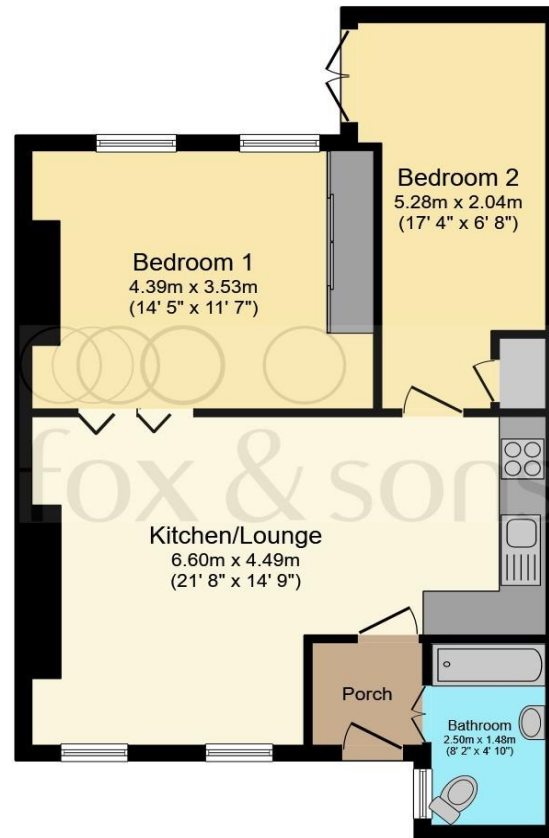
Charming two-bedroom flat on Roundhill Crescent, Brighton. Features an open-plan lounge/kitchen, bathroom with shower over bath, and doors from bedroom two to a small courtyard. Chain-free with a new lease on completion. Close to transport links, ideal for first-time buyers or investors.



Welcome to this charming two-bedroom flat located on Roundhill Crescent in Brighton. This home features an inviting open-plan lounge and kitchen area, perfect for modern living and entertaining. The bathroom is well-appointed, complete with a shower over the bath for your convenience.

One of the highlights of this property is the second bedroom, which has doors leading out to a small courtyard, offering a lovely outdoor space to relax. The flat is being offered chain-free, making for a smoother and faster purchasing process. Additionally, a new lease on completion, adding further appeal to this delightful home.

Situated close to transport links, this property is ideally located for easy access to the rest of Brighton and beyond. It is perfect for first-time buyers looking to step onto the property ladder or for investors seeking a solid rental opportunity. Don't miss the chance to make this bright and airy flat your own.



Total floor area 59.4 m² (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Roundhill Crescent, Brighton

- TWO BEDROOM FLAT
- OPEN PLAN KITCHEN/LOUNGE
- FULLY FITTED BATHROOM WITH SHOWER OVER BATH
- LOCATED IN A POPULAR LOCATION
- SMALL COURTYARD
- CHAIN FREE
- CLOSE TO TRANSPORT LINKS
- NEW LEASE ON COMPLETION

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106810



Property Ref:
BEG106810 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex,
BN2 3LA



fox-and-sons.co.uk