



Price
£725,000

Freehold

4x  1x  2x 

**Roundhill Crescent,
Brighton, East Sussex,
BN2**

cubitt&west
Helping you move forwards



Main features

- Large, over 1500 sq. ft, versatile family home well presented and retains feature fireplaces
- Brighton City centre is walkable
- Far reaching views to the rear
- Large, flat and sunny rear garden
- Close to excellent schools and popular parks

Accommodation

GROUND FLOOR

Entrance Hall
 Bedroom 2: 16'0 into bay x 10'7 (4.88m x 3.23m)
 Bedroom 4: 11'9 x 9'0 (3.58m x 2.75m)
 Separate Toilet
 Bathroom

LOWER GROUND FLOOR

Hallway
 Kitchen/Breakfast Room: 12'7 x 10'1 (3.84m x 3.08m)
 Utility Room : 6'2 x 5'7 (1.88m x 1.70m)
 Dining Room : 11'2 x 9'0 (3.41m x 2.75m)
 Lounge : 15'11 into bay x 15'5 (4.85m x 4.70m)

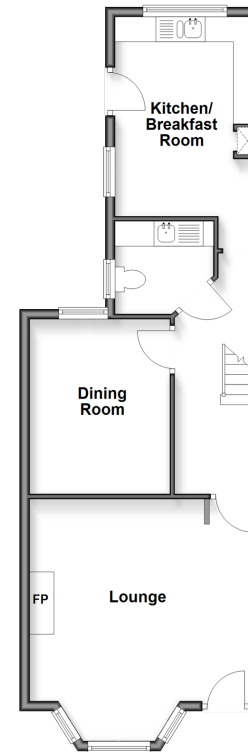
FIRST FLOOR

Landing
 Bedroom 1: 16'0 into bay x 15'5 (4.88m x 4.70m)
 Bedroom 3: 12'2 x 10'3 (3.71m x 3.13m)

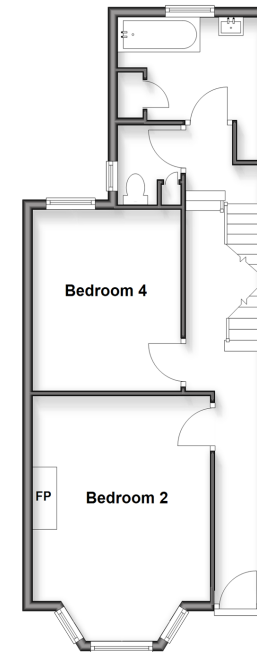
OUTSIDE

Rear Garden

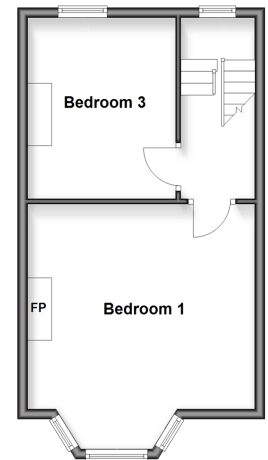
Lower Ground Floor
 Approx. 54.8 sq. metres (589.8 sq. feet)



Ground Floor
 Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor
 Approx. 38.1 sq. metres (409.9 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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