

£425,000

Roman Crescent

Brighton, BN42 4TY

PROPERTY SUMMARY

We are delighted to bring to the open market this beautiful three-bedroom terraced house which offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The well-appointed kitchen and dining area provide a welcoming space for family meals, while the three bedrooms offer ample room for rest and privacy. The bathroom is thoughtfully designed to cater to the needs of a modern family.

One of the standout features of this home is the west-facing garden, which invites an abundance of natural light and provides a lovely outdoor space for gardening or enjoying sunny afternoons. Additionally, the property benefits from off-road parking to the rear, ensuring that parking is never a concern. For those with electric vehicles, an EV charge point is conveniently installed, making this home both practical and forward-thinking.

Situated in a desirable school catchment area, this property is perfect for families seeking quality education options for their children. With its blend of modern amenities and a welcoming community atmosphere, this terraced house in Southwick is an excellent opportunity for anyone looking to settle in a vibrant part of Brighton.

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1



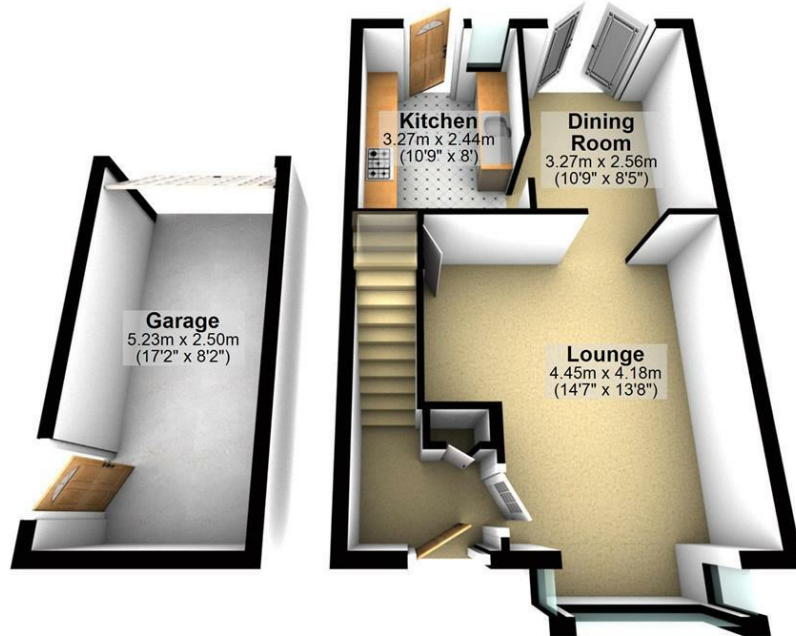
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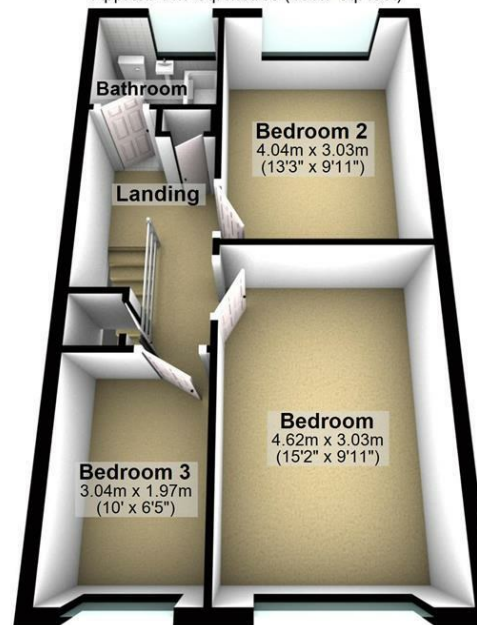






Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)

Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

LOCAL AUTHORITY

TENURE

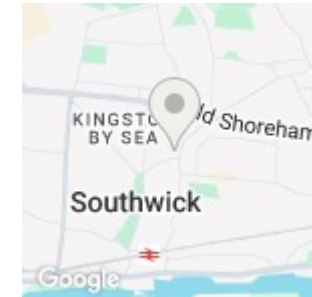
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		82
	72	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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