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115 Roundhill Crescent

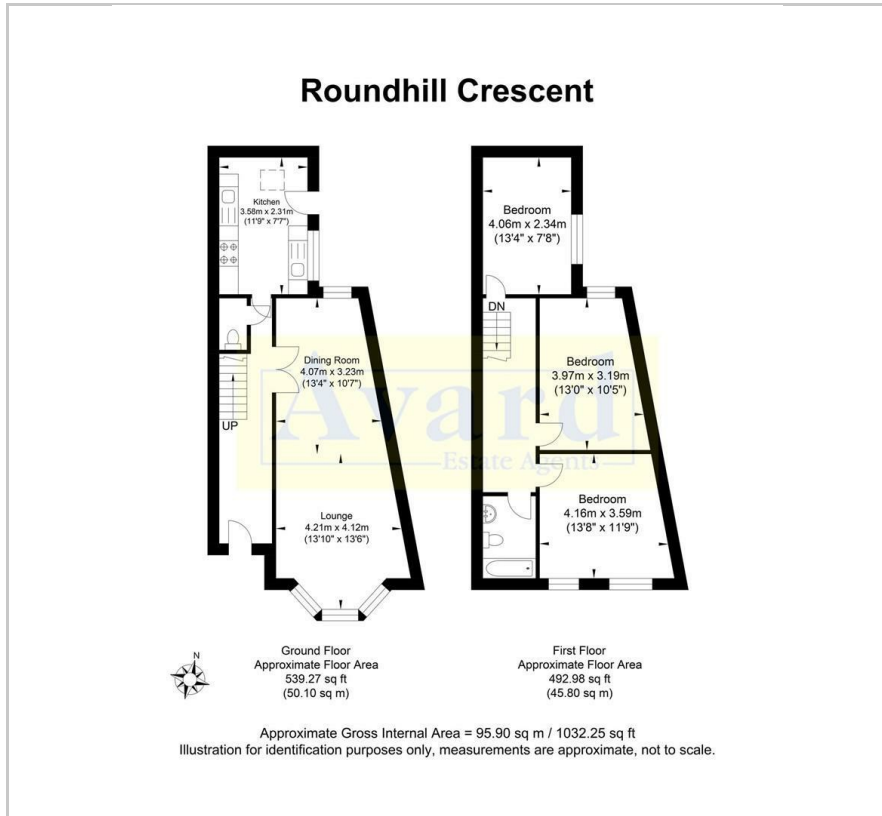
Brighton, BN2 3GP

Offers over £499,950

3 1 1 G

A row of white icons representing property features: a bed icon with the number '3', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon with the letter 'G'.

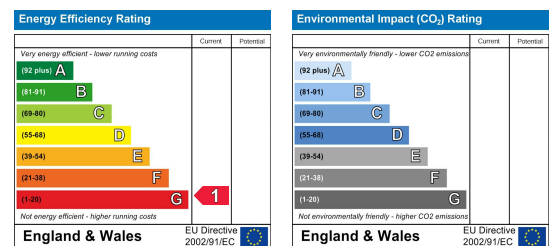
## Floor Plan



## Area Map



## Energy Efficiency Graph

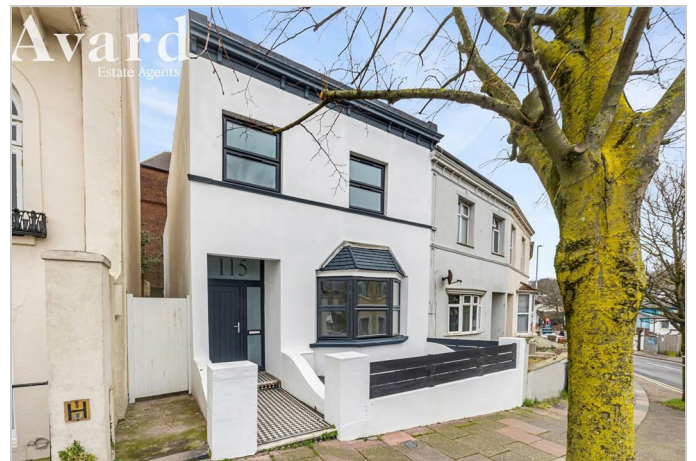


## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Fully Refurbished
- No Onward Chain
- Great Location For Commuters
- 3 Bedrooms
- New Roof
- Parking Zone J
- Excellent School's close By
- Must Be Viewed

Avard Estate Agents are delighted to offer for sale this newly modernised and refurbished three bedroom house having been finished to a very high standard and viewing is essential to appreciate the finish and attention to detail. This lovely home is located in the popular Roundhill conservation area which is situated between the Fiveways and the popular 'Level area'. A stone's throw away from the bustle of the City, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City. Nearby Lewes and London Road have an abundance of local shops and supermarkets. Brighton mainline train station can be found approximately 1km away. Accommodation comprises on the ground floor, hallway, living/dining, cloakroom, newly fitted modern kitchen with appliances. Stairs from hallway leading to first floor landing, three bedrooms and newly fitted family bathroom. Outside with access from kitchen is a rear patio garden with side access. This fabulous property has the benefit of new heating system, being newly double glazed, decorated and new carpets throughout. We have keys for viewings call to book an appointment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.