



45 Richmond Road

Brighton, BN2 3RL

**Guide price £575,000**



3



1



2



D

# 45 Richmond Road, Brighton, BN2 3RL



Guide Price £575,000-£600,000

Avard Estate Agents are pleased to offer for sale this beautifully presented 3 bedroom period Victorian family house spanning over 3 floors. This lovely home is located in the popular Roundhill conservation area which is situated between the Fiveways and the popular 'Level area'. There are local shops and cafes nearby and it's only a stroll away from Downs junior and infant schools which have excellent reputations, 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. The area has many popular gastro pubs including the 'The Roundhill', 'Signalman', 'Open House' and the Martha Gun. Nearby Lewes and London Road have an abundance of local shops and supermarkets. London Road train station with its commuter links to Gatwick Airport and London can be found approximately 500m away and Brighton mainline train station can be found approximately 1km away. Accommodation comprises of on the ground floor, hallway, living/dining room and kitchen. Stairs from the hallway to first floor landing, 2 bedrooms and a large bathroom. On the second floor is bedroom 3 and outside is a beautifully presented rear garden with shrub borders. This is a must view family home. Call to view.



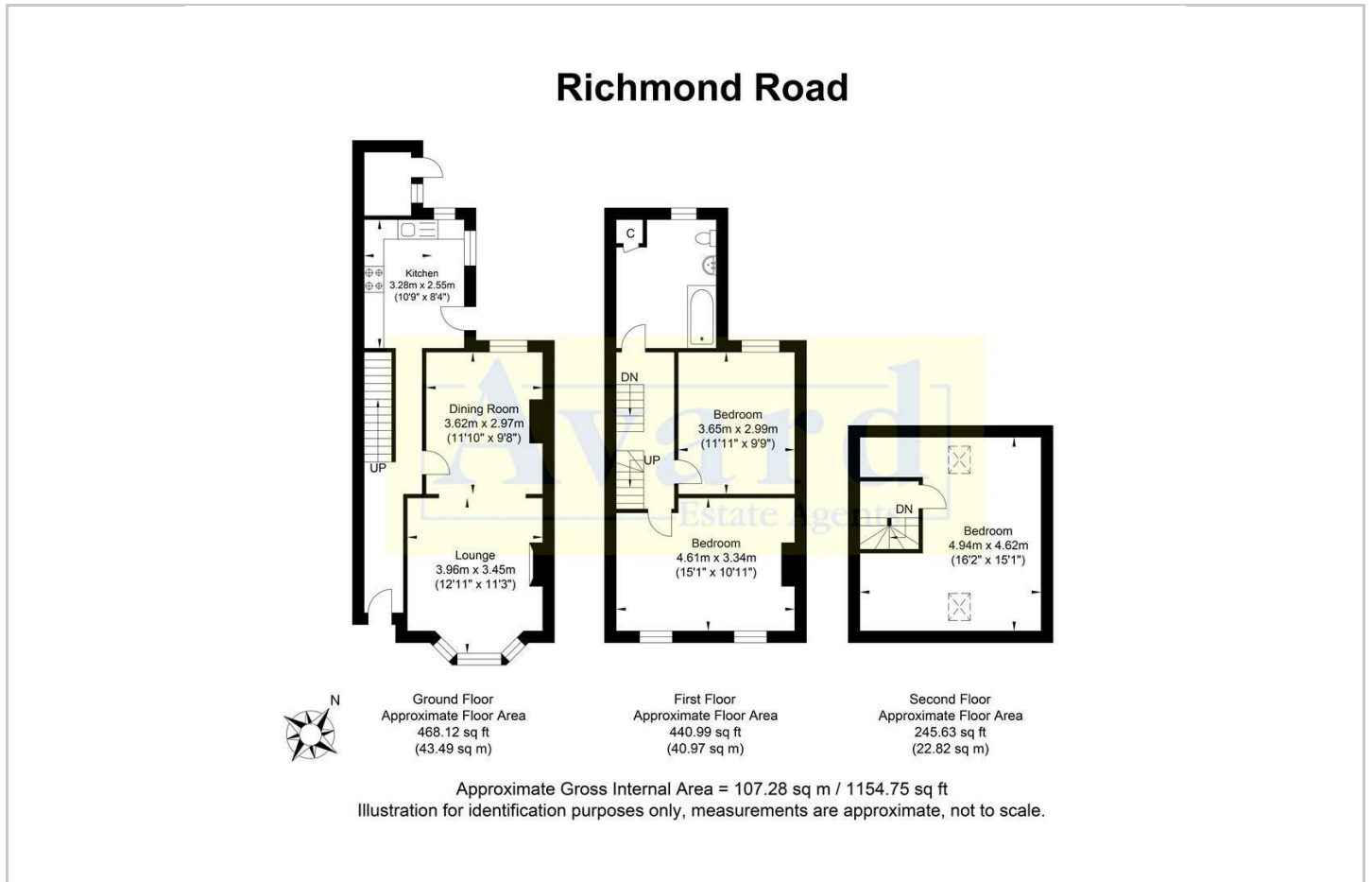
**Avard**  
Estate Agents



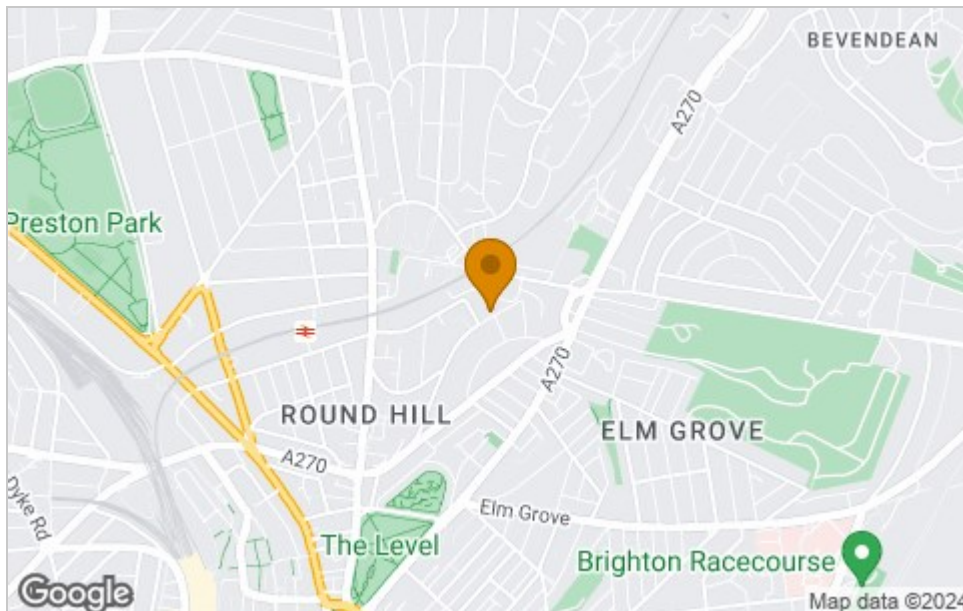
**Avard**  
Estate Agents



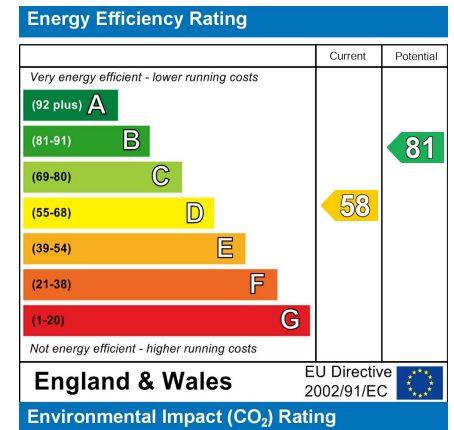
## Floor Plan



## 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.

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.