

FREEHOLD



House - Terraced (EPC Rating: D)

**87 ROUNDHILL CRESCENT, BRIGHTON,
BN2 3GP**

Auction Guide

£525,000

**ASTON
VAUGHAN**
Sales and Lettings



5 Bedroom House - Terraced located in Brighton

FOR SALE BY AUCTION on 24th September 2026

Guide price £525,000+

5 bedroom period property in need of updating.

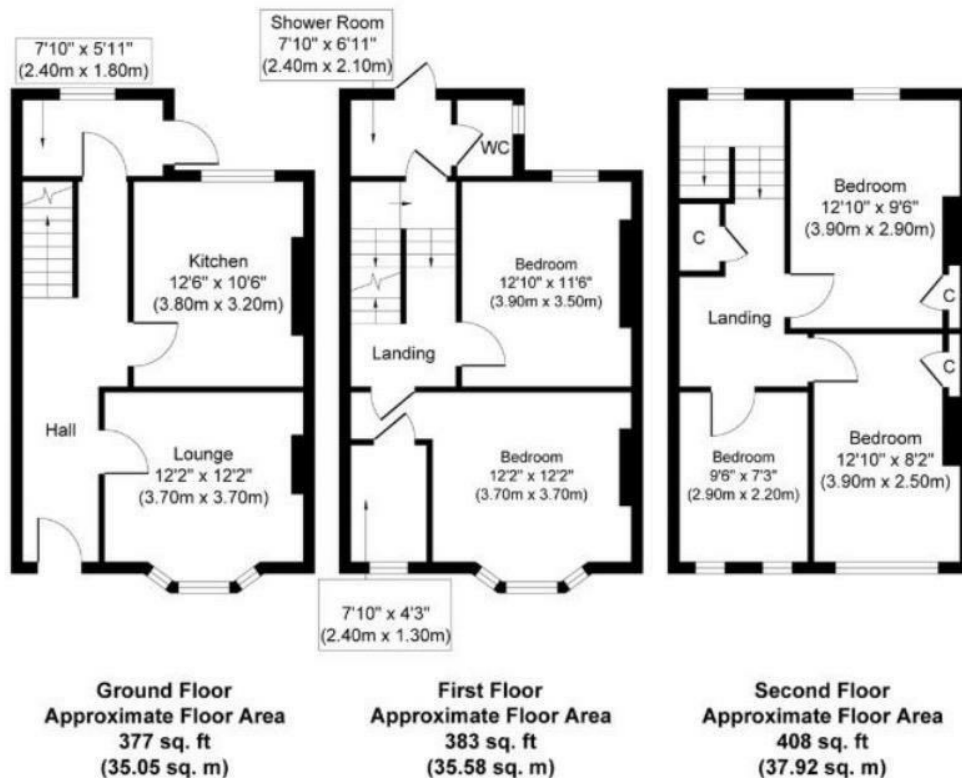
Recent damp works completed by Bensleys backed up with a 25 year guarantee

A substantial five-bedroom Victorian terraced house arranged over three floors, offered with full and immediate vacant possession. Requiring modernisation, this charming period property presents an excellent opportunity to create a truly elegant and characterful home.

The ground floor features a generous reception room, enhanced by original sash windows, period fireplace, and retained fixtures, leading through to a spacious kitchen and separate utility room with access to a raised garden.

On the first floor, there is a shower room with a separate WC and additional access to the garden. This level also offers a large double bedroom, along with a second spacious south-facing bedroom incorporating a





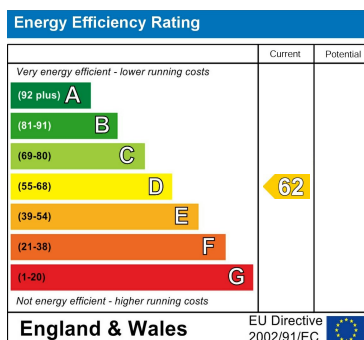
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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