



Roundhill Crescent, Brighton, BN2

Offers over £760,000

ASTON VAUGHAN

Sales and Lettings

INTRODUCING

Roundhill Crescent, BN2

4 Bedrooms | 1 Bathroom | 2 Reception Rooms
1492 Sq Ft | Roundhill Conservation Area

A stylish refuge in a sought after location, this 4 double bed Victorian house between the famous North Laine and fashionable Fiveways has sweeping views over Preston Valley and a leafy oasis to enjoy at the back. Convenient for professionals, families and investors a good infant and junior school are within walking distance, the playgrounds and cafés of The Level and Preston Park are within a 5 min drive and Brighton Station's direct trains to Gatwick and London are 5 mins by cab, or 15-20 on foot.

Matching relaxed comfort with precious original features there are working fireplaces in the living room and the spacious kitchen dining room where a lobby with a discreet utility area opens to the secret, leafy garden below. All 4 bedrooms are inviting doubles- one with a balcony to make the most of the unique, hilltop setting- and the both the bathroom and second w.c. are good to go. This famous, historic crescent is within the golden triangle just 10 minutes from the sea and located between Lewes Road which takes you into Brighton or out to the A23/A27 in minutes, and Ditchling Road which takes you to the Level at the foot of the vibrant North Laine or to open countryside.





Much quieter than its fashionable location suggests, this well-kept, famous terrace of historic properties has a real sense of community, as once discovered, people tend to stay. Sensitively brought into the 21st century, this grand Victorian townhouse features classic style radiators, stripped or painted floorboards in the main rooms, and restful decoration throughout in the heritage hues of Conran, Dulux, or Little Greene. A loved family home, all improvements have been sympathetic to the property, where the discreet blend of old and new begins in the inviting hallway. Here, period finials and corbels around the ceiling are unspoilt, solid floorboards allow guests, children, and pets free reign, and there's a guest w.c. tucked away.

The elegant living room has an original frieze around the high ceiling, with intricate handmade roses still clear to see. A broad bay window features shutters on each side, and with ample space for sofas, this is a room to enjoy come rain or shine. Guests can relax in front of a roaring open fire in a glorious marble fireplace, with custom-made floating shelving to one side. The quirky family kitchen dining room on the lower floor spans from front to back and has its own entrance from the street for supermarket deliveries, with a passageway for storage. Built in an age reliant on natural light, it has plenty of it with big windows at each end. There's ample space to entertain, with an open fireplace in the dining area and plenty of built-in shelving. Painted floorboards ensure a fuss-free flow. The handmade kitchen is skilfully designed around a sociable, peninsular island with an integrated dishwasher well-placed between the dining room and the door to the garden. This eclectic kitchen features a vintage range and reclaimed mid-century aluminium cabinets, a post-World War II company recycling aluminum never used to build warplanes, which sit happily with custom-built ones. Topped by sturdy granite, it's user-friendly, with a lit walk-in larder beneath the stairs. A lobby leading to the garden has extra storage, as well as plumbing and power for a washing machine.

Surrounded by a sea of gardens, the private garden is a lush oasis full of birdsong and expertly designed to make the most of its sheltered position on the hilltop, which gets plenty of sun. By the house, the dining terrace basks in a southerly aspect and has plenty of space for entertaining, scented by apple and olive trees and fresh herbs for the table. A delight to return to and larger than many this close to the city center and the sea, it is a quiet haven, child and pet secure behind walls. Skilfully landscaped to enhance its hillside setting, it steps gently down past well-stocked beds and a seating area to a secluded deck, ideal for quiet catch-ups or for teens to entertain, scented by flowers for pollinators and shaded by exotic planting, including a fruiting fig. It is all pretty low maintenance, so you will have more time to relax in these verdant surrounds.





At the heart of the home, the first double bedroom on the ground floor has the restful proportions only period homes can deliver and opens to a fabulous balcony with garden views and space for a table and chairs, where it's easy to forget that you're just minutes from the beating heart of our thriving coastal city. Often used as a principal bedroom, it is at present an inspiring home office. The principal bedroom is instantly relaxing with surprisingly open views over the only two-story house in the crescent to trees, which you can see from the bed. The room is unusually private, with restful proportions, both a bay and tall sash bathing the room in light. The decoration is calm, and organized storage is custom-built on each side of a handsome fireplace. Next door, the airy bathroom is big and bright with a bath, which has a shower attachment, Adelphi hand basin, and a warming rail for towels. There is plenty of space should you want to put a shower in.

Up beneath a skylight, two double bedrooms each have charm of their own with painted paneling. At the back, the quiet bedroom has amazing views which sweep over the city to the Downs, whilst at the front, the cheerful fourth bedroom has a glimmer of the sea.

Vendor's Comments:

"On a hill we have uninterrupted light and with the lower house opposite we have the sun for longer at the front, so we often sit on the front step in the evening sun and chat to the neighbours as they pass. All of the rooms are light and spacious, so you can use them however you like. Our happy home has always easily adjusted as our children grew – and then grew up! The location has also suited us as professionals with swift access to the station, the universities and the city (you can walk to the North Laine). It is also a great place for children with good schools, a choice of parks and the sea nearby."





LOCATION GUIDE

Good to Know

Council Tax: Band D

Lewes Road's shops & cafés 4 mins walk

Education

The Downs Infant School, The Downs Junior School

Brighton College 6 mins walk, 1 by car

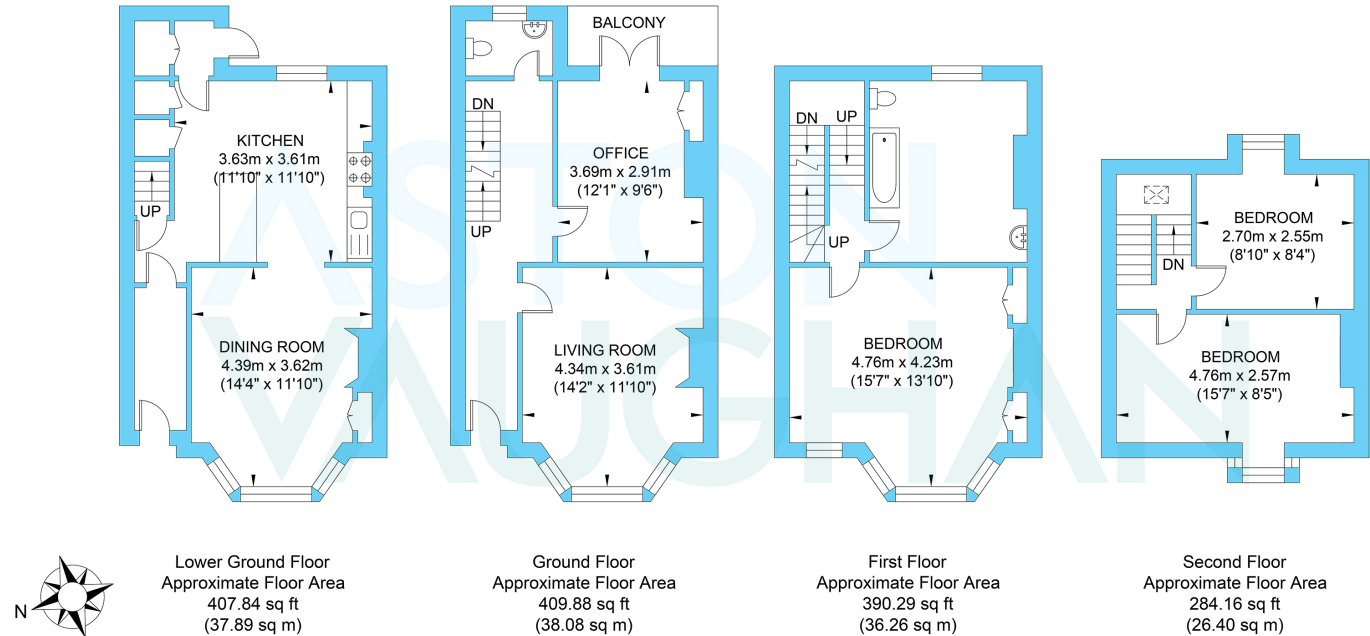
Varndean High School, Dorothy Stringer

Varndean 6th Form College, BHASVIC, BIMM

Brighton Girls, Brighton Waldorf, Roedean easy reach

In a sought after location with within walking distance of vibrant shopping, restaurants, and bars, this stylish house offers easy access to the Brighton lifestyle – but quiet nights. Schools are good and the train station is easy to reach. Convenient for the art colleges and universities it is well served for parks and gardens which provide cool green spaces, cafés and playgrounds, and also host events in our famous city festivals. Close to major employers and the Lanes which cluster around the Royal Pavilion, all of Brighton and Hove is easy to reach on foot, by bus, bike or by car. Nearby but out of hearing, Lewes Road takes you to the sea or to the A23/ A27 whilst Ditchling Road sweeps up from The Level to Fiveways Village and The South Downs National Park.

Roundhill Crescent



Approximate Gross Internal Area = 138.63 sq m / 1492.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.