

PHILLIPS & STILL



Richmond Road, Brighton, BN2 3RL

Offers in region of £275,000

Two Double Bedrooms & Allocated Parking Space | This extremely spacious first floor converted flat located in the highly sought after Round Hill Crescent conservation area features two double bedrooms, 17ft open plan lounge / diner & kitchen, a share of Freehold and and vast communal rear lawned gardens with no onward chain - viewings are highly recommended!



Property Description

Here we have an extremely spacious first floor converted flat, the largest in the building, that is being sold with no onward chain meaning it is ready for you to pack your bags & move straight into. It has high ceilings and neutral décor throughout so is perfect for its' next owner to put their own stamp on and really make their own!

Accommodation comprises of entrance hall, the first of two generous double bedrooms, bathroom, fantastic nearly 17ft open plan lounge / diner with a modern kitchen area, inner hall and the second double bedroom. All rooms are West facing affording them stunning light and views over the communal rear gardens. As well as the enormous communal lawns, this flat comes with its own private allocated parking space to the front of the block and other benefits of this brilliant flat include gas central heating and a share of Freehold.

This property will make a fantastic first home, buy to let investment or second / holiday property as it is located in the highly sought after Round Hill Conservation area which has a huge selection of shops, cafes, bars and amenities just moments from your front door. Vibrant Lewes Road is also close by as well as the City centre itself & a whole host of Brighton's most popular schools catering for all age groups. And for anyone who commutes, Brighton mainline railway station is also easily accessible.



Accommodation

FIRST FLOOR

ENTRANCE HALL

BEDROOM ONE
15' 1" x 10' 3" (4.6m x 3.12m)

BATHROOM

OPEN PLAN LOUNGE / DINER
16' 11" x 12' 3" (5.16m x 3.73m)

MODERN KITCHEN AREA

Stairs down into:

INNER HALL

BEDROOM TWO
13' 0" x 8' 9" (3.96m x 2.67m)

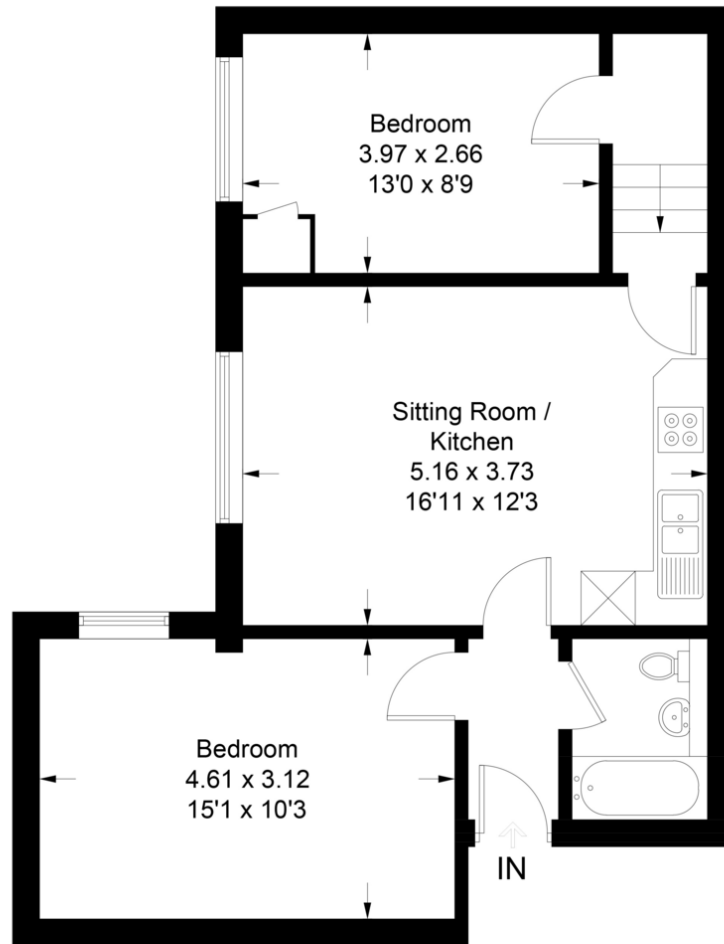
OUTSIDE

WONDERFUL COMMUNAL REAR
GARDENS
Large and well maintained



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Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

ALLOCATED OFF ROAD PARKING SPACE
To the front of the block

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

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