7 Roundhill Crescent
Brighton, BN2 3FQ
Asking Price £275,000

DAVID&CO

7 Roundhill Crescent, Brighton, BN2 3FQ

This 2 bedroom top floor converted garden flat is situated in the highly sought after Roundhill Crescent forming part of the Roundhill Conservation Area. The flat enjoys a bright east/west aspect with accommodation comprising: entrance hall, living room with kitchenette, 2 bedrooms (one en-suite) and a family bathroom. The flat benefits from gas central heating and is being sold with NO ONWARD CHAIN

Location
This 2 bedroom flat is situated in the highly sought after Roundhill Crescent forming part of the Roundhill Conservation Area, just a short stroll from a wide range of cafes, restaurants, pubs and local shops on nearby London Road and Lewes Road. Brighton mainline station and the city centre are within easy walking distance , and local bus services are nearby providing easy access to all parts of the city.

Accommodation
All measurements are approximate.

Communal Entrance Hall
Staircase leading to the top floor.

Top Floor

Inner Hallway
Front door with frosted safety glass window beside. Radiator. Loft hatch with pull down ladder. Laminate flooring. Cupboard housing electric meter and fuse box. Fitted wardrobe cupboard with hanging rail and shelving.

Lounge/Kitchenette 14'6 x 11'5 (4.42m x 3.48m)

Lounge Section
with 2 double glazed windows in wooden frames overlooking the front. 2 radiators and laminate flooring.

Kitchenette
Fitted with a range of wall and base units with worktop surface over. Inset sink and drainer unit with mixer tap. Inset 4 ring gas hob with fitted oven below and cooker hood over. Tiled splashbacks. Space and plumbing for the washing machine and an appliance space for a fridge. Recessed spotlight. Breakfast top space fitted on a metal frame.

Bedroom 1 12'9 x 8'11 max (3.89m x 2.72m max)
Double glazed window in wooden frame overlooking the rear. Radiator, laminate flooring and a fitted cupboard with shelving.

Bedroom 2 11'4 x 6'0 (3.45m x 1.83m)
Double glazed window in a wooden frame overlooking the front. Radiator and laminate flooring.

En-Suite
Fitted with a shower cubicle with a wall mounted shower unit having both hand held and overhead 'Drench Style' shower heads. Low level W/C with push button flush and concealed cistern. Inset wash basin with tiled splashback and mirror fronted medicine cabinet over. Extractor fan. Cupboard housing wall mounted 'Vaillant' boiler. Double glazed patterned window in wooden frame.

Bathroom 7'4 x 5'8 (2.24m x 1.73m)
Fitted with a white suite comprising an enclosed panelled bath with a mixer tap. Wall mounted electric shower unit. Shower curtain rail. Pedestal wash basin and a low level w/c. Part tiled walls and tiled splashback. Extractor fan, radiator and a frosted window with borrowed light from the hallway.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is leasehold with a share of the freehold title.

MAINTENANCE: on an ad-hoc basis.

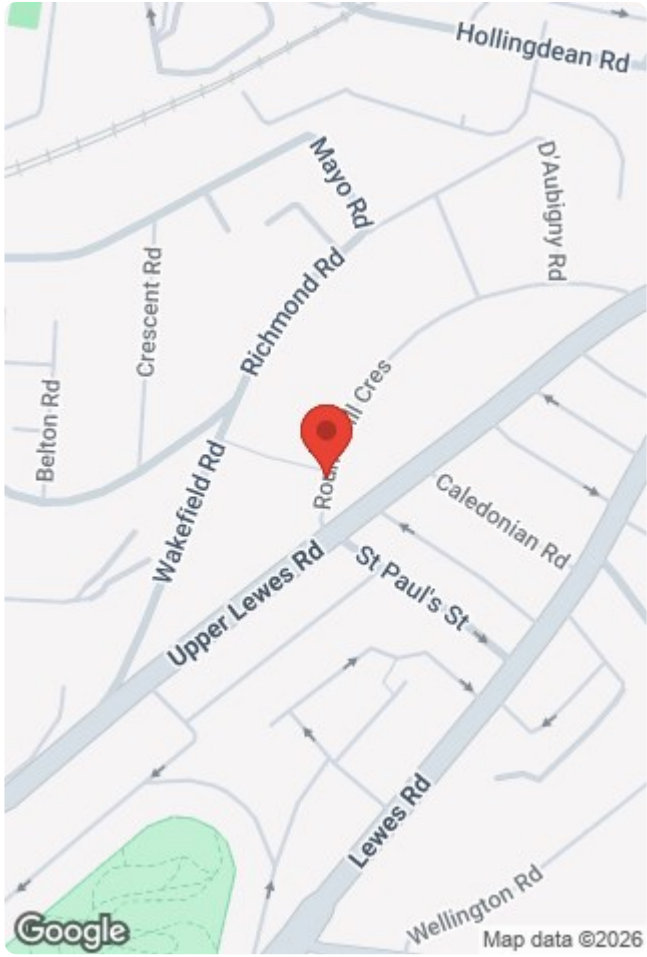
GROUND RENT: Nil

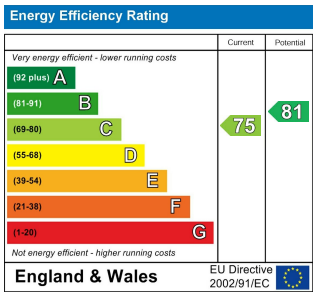
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

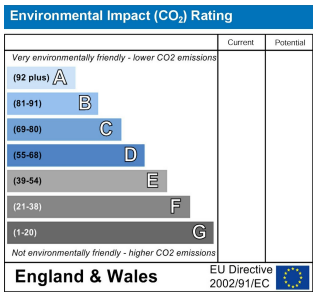
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.

Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.







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The Property Ombudsman

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