



1C Roundhill Crescent, Brighton, BN2 3FQ

£350,000 Leasehold

Nestled in the vibrant area of Roundhill Crescent, this charming two-bedroom first floor flat offers a delightful blend of comfort and convenience. The flat is situated in this ATTRACTIVE PERIOD HOUSE in the sought after Roundhill Conservation Area and benefits from; an array of period features, a private REAR GARDEN & is available CHAIN FREE! Viewings are highly recommended. Energy Rating: C74 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Hallway

Wooden floorboards, wall mounted entry phone, doors to all rooms:

Kitchen

Range of wall & base units with wooden work surfaces over, butler style sink with mixer tap, inset hob, extractor over, integrated oven, part tiled walls, tiled floor, hatch to storage space, window to side, door to:

Shower Room

Shower cubicle with wall mounted shower over, WC with push button flush, pedestal wash hand basin with mixer tap, ladder style heated towel rail, extractor fan, space for washing machine, window to side, door to rear garden.

Lounge

2 x sash windows to front, radiator, feature cast iron fireplace with tiled hearth & marble surround, wooden floorboards, picture rail.

Bedroom

Sash window to front, wooden floorboards, radiator.

Bedroom

Cast iron fireplace with marble surround, ceiling rose, picture rail, wooden floorboards, window to rear, radiator.

Outside

Rear Garden

Steps down to garden, laid to shingle, enclosed by brick walling & timber fencing.

Total approx floor area

48.8 sq.m. (525.2 sq.ft.)

Parking zone J

Council tax band B

V1

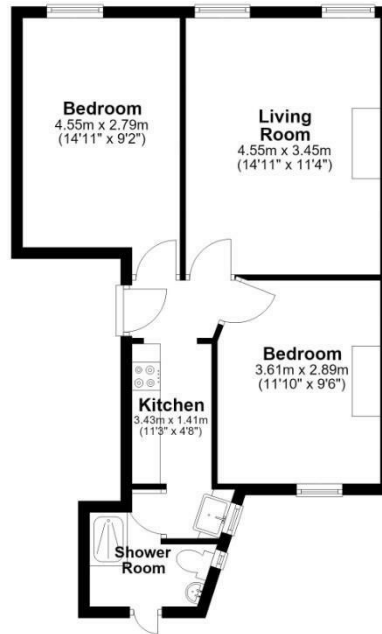
What the owner says:

One of the reasons we originally fell in love with the flat are the beautiful floor to ceiling windows in the lounge, the light and views are amazing along with all the original features. The joys of living on Roundhill Crescent is having so much of Brighton within an easy walk. Coffee and brunch at our favourite, Moksha, the independent stalls of London Road's Open Market and the cafés, shops and restaurants of North Laine are all close by. Brighton station is handy for trips to London, with London Road station even nearer for local journeys. And when the sun comes out, you can walk through the centre of town and carry on down to the beach. We found it a lovely balance, a residential street with Brighton's energy on your doorstep. We are very sad to leave but it's only because our work is taking us to Australia. We hope that the next homeowners love it as much as we did!





First Floor



Total area: approx. 48.8 sq. metres (525.2 sq. feet)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser of the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Roundhill Crescent

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.