



70B Roundhill Crescent, Brighton, BN2 3FR

£300,000 Share of Freehold

A SPACIOUS TWO-BEDROOM GROUND & FIRST FLOOR MAISONETTE, LOCATED IN THE SOUGHT-AFTER ROUNDHILL CONSERVATION AREA. Enjoying very light & airy accommodation, the property boasts a wealth of period features, fantastic views and is offered CHAIN FREE. An ideal opportunity for first-time buyers and investors alike, With it's desirable location, period charm and excellent potential, viewing is highly recommended! Energy Rating: D65 EXCLUSIVE TO MASLEN ESTATE AGENTS

Front door to:

Hallway

Ceiling mouldings, radiator, high level meter cupboard housing electric fusebox & meter, wall mounted 'Honeywell' thermostat, understairs storage space, high skirting.

Lounge

Sash bay window to front, cast iron feature fireplace with tiled inserts and hearth with marble surround, coved ceiling, radiator, picture rail, high skirting.

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with matching oven under & cooker hood over, washing machine, space for further appliances, part tiled walls, coved ceiling, radiator, uPVC double glazed window to rear with views across Brighton.

Bathroom

Modern white suite comprising panelled bath with shower, modern wall mounted wash hand basin, low level WC with concealed cistern, radiator, cupboard housing boiler, part tiled walls, uPVC double glazed window with frosted glass to rear, cupboard housing hot water cylinder & slatted shelves, chrome ladder style heated towel rail.

First Floor Landing

Coved ceiling, uPVC double glazed window to rear with views across Brighton, hatch to loft space.

Bedroom

Radiator, sash bay window to front, coved ceiling.

Bedroom

Radiator, coved ceiling, uPVC double glazed window to rear.

Total approx floor area

80 sq.m. (856.9 sq.ft.)

Parking zone J

Council tax band B

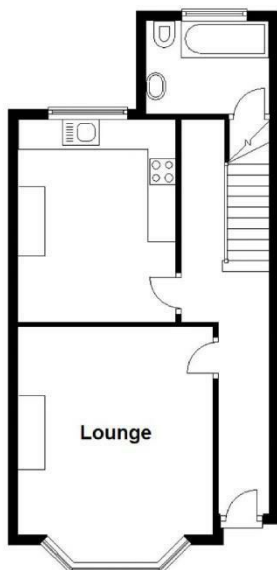
V1

What the owner says:

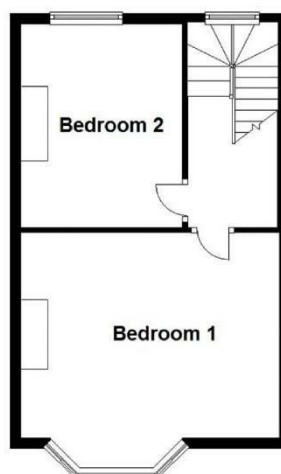
"We loved living here. It was our first home, bought together as friends, and we stayed for around five years. It's such a bright, airy flat, especially the lounge and the huge main bedroom. The original fireplace and period features like the Victorian sash bay windows make it feel really special. Having our own front door and two floors makes it feel much more like a house than a flat. The location was brilliant too: the crescent is quiet and tucked away from the main road, but Sainsbury's is nearby, The Level is only a ten-minute walk. We loved going to The Gladstone and The Roundhill for Sunday roasts. The long term downstairs owner is incredibly collaborative and we always felt very at home there and in the community. It was a fun place to live and a beautiful first home that really looked after us over the years."



Ground Floor Approx. 451.6 sq. feet



First Floor Approx. 405.3 sq. feet



IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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.

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	EU Directive 2002/91/EC	

65

70

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	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.