



9, Roundhill Crescent, Brighton, BN2 3FQ

**Spencer  
& Leigh**

## 9, Roundhill Crescent, Brighton, BN2 3FQ

Guide Price £550,000 - Freehold

- For Sale by Auction
- Entire freehold of the building comprising four one bedroom flats
- All flats are currently let on ASTs with tenants in situ
- Delightful Roundhill district of Brighton
- No onward chain
- Exclusive to Spencer & Leigh

For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.  
Auction end date and time: Wednesday, 27th May at 12.30 pm

The auction will be exclusively available online via our website, including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'. A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.  
Stage 2) View the legal pack and arrange any viewings  
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details  
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

The whole freehold is being sold, and it comprises four flats, currently all let on AST's and generating an income of circa £46,000 per annum.



The Roundhill area has many benefits being within walking distance of the city centre and all its amenities. All travel networks are also within easy reach. In years gone by in place of Roundhill was Tower Mill, otherwise known as Round Hill Mill or Cuttress's Mill. This was one of the largest windmills in the country and was dismantled in 1913 with 50,000 of its bricks used in the construction of the first houses built in the Roundhill area.



### Basement Flat

This one double bedroom apartment occupies the entire lower ground floor of this attractive period building, in the sought after Roundhill district. We particularly liked the secluded rear courtyard and private street entrance. There is a Southerly aspect lounge, an open plan fitted kitchen, a white bathroom suite and spacious double bedroom measuring 12'9 x 14'6. An added benefit is the useful storage room/ utility which houses plumbing for a washing machine. Conveniently, there is gas fired central heating in-situ. The location is particularly pleasant and is only a ten minute walk to London Road Station. The Level and London Road, with their trendy bars and restaurants are only a short walk away.

### Ground Floor Flat

Situated on the ground floor of this period conversion is this good-sized one-bedroom apartment. The location is considered to be excellent and the property is in good condition throughout,

### First Floor Flat

This quirky one bedroom flat is ideally located on the first floor and benefits from its very own balcony and beautiful distant views. The flat features a spacious lounge along with a larger than usual kitchen/breakfast room and a white bathroom suite. There are attractive sash windows and gas fired central heating is in situ.

### Second Floor Flat

Situated on the top floor of this period conversion this apartment is in great condition throughout. The accommodation boasts very good size rooms with the lounge measuring 15' with far reaching roof top views, double bedroom measuring 15' overlooking the rear garden. The kitchen/breakfast room has a range of modern fitted units with space for a table and chairs. Conveniently the property has a recently fitted combination boiler and has use of a communal garden.

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove  
Council Tax Band:- Exempt

### Energy Efficiency Rating

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





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