

PHILLIPS & STILL



Richmond Road, Brighton, BN2 3RN

Asking Price of £750,000

- A Superbly Refurbished Four Storey Mid Terrace Period House
- Currently Arranged Two Units That Could Easily Be Reunited Into One Beautiful Home
- Very Well Presented & Redecorated Throughout
- Huge Leafy Private Rear Garden
- Upper Three Floor Unit Boasts Three Double Bedrooms & 24ft Lounge / Diner
- Lower Fully Self-Contained One Bedroom Flat
- Highly Sought After Roundhill Residential Area In City Centre
- Ideal Home + Income Potential With No Onward Chain



Property Description

Here we have a very rare opportunity to acquire a newly refurbished four storey mid terrace period home that is currently arranged as a stunning three floor upper maisonette with a self-contained lower ground floor one bedroom flat. This property will make a fantastic home + investment opportunity as the lower ground floor could be rented out or used as an air bnb. Alternatively it is a very cool separate space for guests or teenagers! It could also very easily be restored into one and make a beautiful family home...

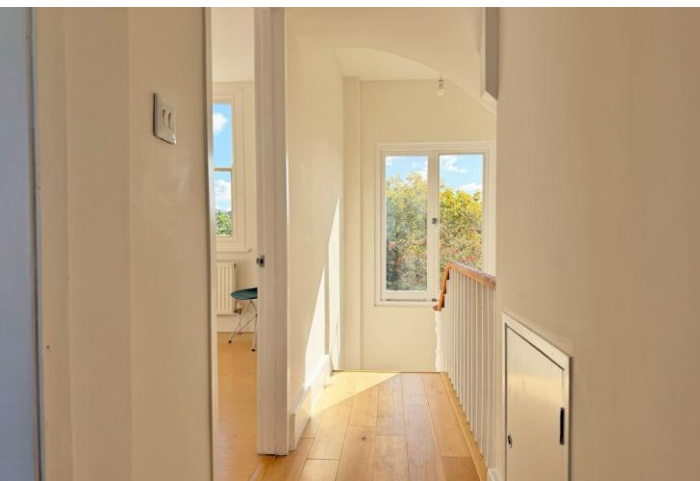
Here you are located in the highly sought after Round Hill Conservation area which has a huge selection of shops, cafes, bars and amenities just moments from your front door. Vibrant Lewes Road is also close by as well as the City centre itself & a whole host of Brighton's most popular schools catering for all age groups. And for anyone who commutes, Brighton mainline railway station is also easily accessible.

The current owners have lovingly refurbished and redecorated the whole building inside and out, top to bottom so with no onward chain, it is ready to pack your bags and move straight into without having to lift a finger or spend a penny!

On the lower ground floor the accommodation comprises of entrance hall, one double bedroom to the front, bathroom, lounge / diner and separate modern kitchen to the rear that opens onto a wonderful large, leafy private garden. You have your own private street entrance making this totally self-contained.

To the raised ground floor entered by a second front door you have the entrance hall with original coving, a vast dual aspect 24ft open plan lounge / diner that gets flooded with sunlight and a separate refitted kitchen. From the lounge / diner there are doors and a spiral staircase leading down to the rear garden.

On the second floor are two fantastic double bedrooms and a crisp white bathroom suite, and to the top floor is a beautifully bright third double bedroom with in-eaves storage. Viewings are highly recommended to fully appreciate everything this impressive building has to offer and it really will suit every arrangement of family given the amount of versatile living space!





Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

DOUBLE BEDROOM

11' 7" x 11' 0" (3.53m x 3.35m)

BATHROOM

LOUNGE / DINER

11' 4" x 10' 2" (3.45m x 3.1m)

SEPARATE KITCHEN

8' 0" x 7' 9" (2.44m x 2.36m)

RAISED GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE & DINING ROOM

23' 6" x 11' 7" (7.16m x 3.53m)

SEPARATE REFITTED KITCHEN

8' 1" x 7' 3" (2.46m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM THREE

9' 10" x 9' 9" (3m x 2.97m)

BEDROOM TWO

11' 2" x 9' 10" (3.4m x 3m)

BATHROOM

SECOND FLOOR

BEDROOM ONE

16' 6" x 13' 9" (5.03m x 4.19m)

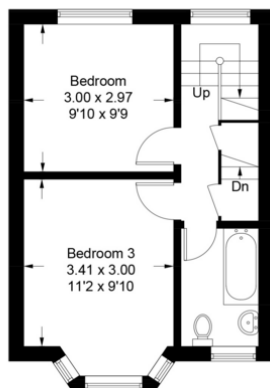
OUTSIDE

LARGE PRIVATE REAR GARDEN

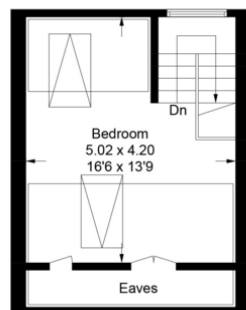
Accessed via lower ground and external spiral staircase from raised ground floor lounge / diner

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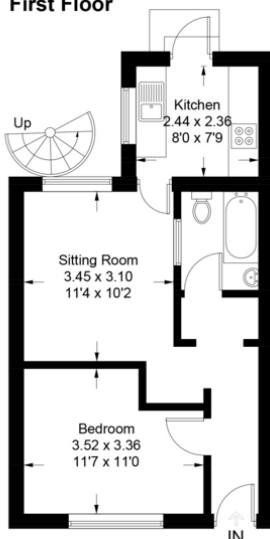
Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft
(Excluding Eaves)



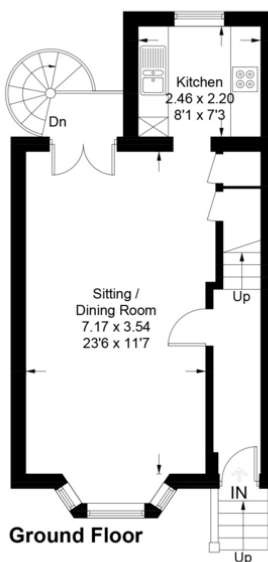
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337393)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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