

Roundhill Crescent

Brighton

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Roundhill Crescent Brighton



4

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

GUIDE PRICE £550,000 - £575,000

Spacious Four-Bedroom Period Maisonette on Roundhill Crescent

Arranged across three levels, this beautifully presented four double bedroom, two bathroom maisonette is set on the highly desirable Roundhill Crescent—an elegant, tree-lined road in the ever-popular Roundhill district, moments from Fiveways and Lewes Road.

The property has been recently redecorated and is offered in excellent condition, blending period charm with modern convenience. Original features include high ceilings with decorative coving and ceiling roses, attractive fireplaces, and large sash windows that flood the rooms with natural light.

On the first floor, a bright split-level landing leads to a spacious kitchen/breakfast room, large enough to accommodate a dining table, with two sash windows overlooking the gardens. Adjacent is a generous reception room with a striking Victorian fireplace and twin floor-to-ceiling sash windows that open onto a balcony spanning the width of the property. A well-proportioned bedroom with far-reaching views across Brighton completes this level.

The lower level offers a convenient shower room and a small conservatory, which provides access to the private rear garden. Laid with low-maintenance shingle, the garden is ideal for summer barbecues and outdoor entertaining.

The upper floor hosts three further double bedrooms, each well-proportioned, alongside a modern family bathroom.

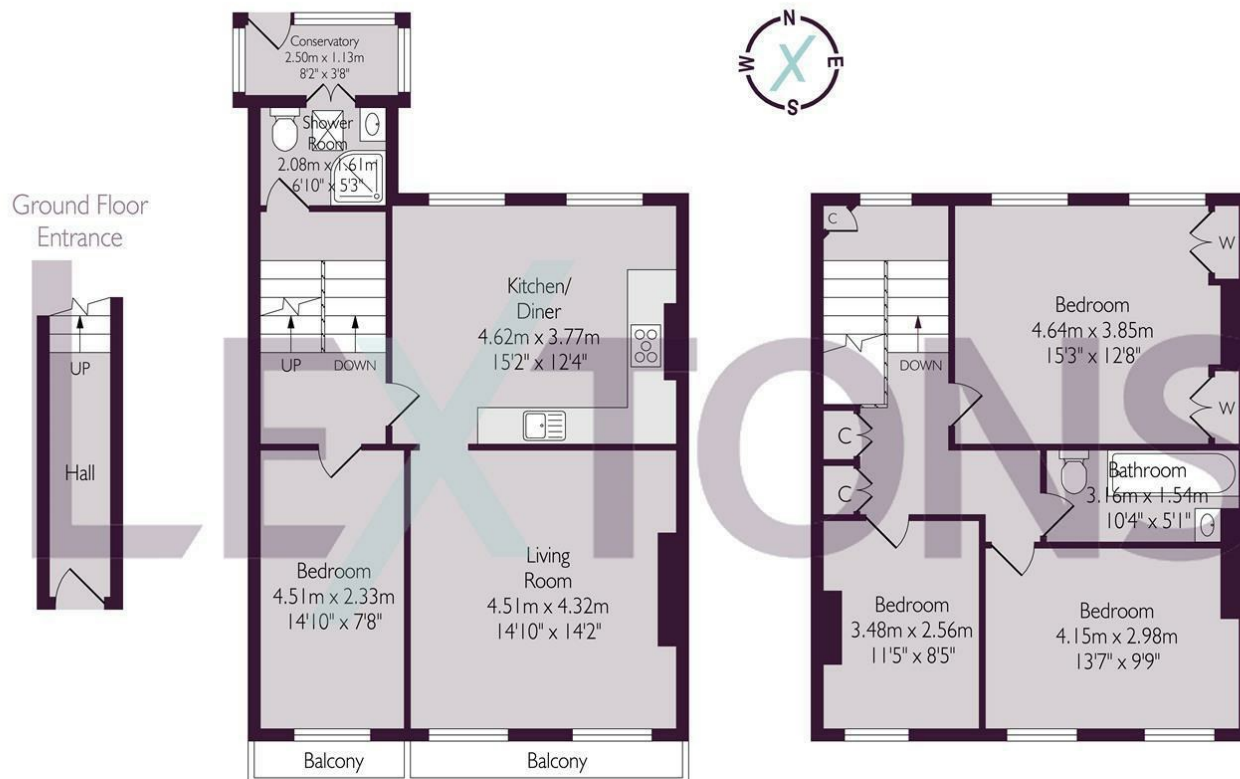
Perfectly located, Roundhill Crescent offers easy access to a wealth of local shops, cafés, and the vibrant North Laine shopping district. Highly regarded schools, including Downs Junior and Infants, are within walking distance, while London Road train station provides excellent transport links.







Second Floor



Approximate gross internal floor area 127.6 sq m/ 1373.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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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	71 55	EU Directive 2002/91/EC 