

115 Roundhill Crescent, Brighton BN2 3GP

Asking Price Of £525,000

- NEWLY REFURBISHED
- THREE BEDROOMS
- MODERN BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CENTRAL LOCATION

Whitlock and Heaps are pleased to bring to market this newly refurbished three bedroom house that has just undergone an extensive project that been completed to an excellent standard. The house features a new kitchen and bathroom with the ground floor accommodation also benefiting from a spacious through living/dining room. There is a private rear garden with the benefit of a side access. Being sold with no onward chain and situated in this convenient location with local amenities being easily accessible.

SPACIOUS ENTRANCE HALL Radiator, understairs cupboard.

CLOAKROOM Comprising wash-hand basin, low level w.c.

KITCHEN Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with wide range of cupboards and drawers under, matching eye-level wall cupboards, integrated fridge/freezer and dishwasher, 'Bosch' ceramic hob with concealed extractor over, 'Bosch' eye-level double oven, second sink with mixer tap, cupboard housing 'Vaillant' gas boiler, sky light, heater, breakfast bar, UPVC double glazed window and door to garden.

LIVING/DINING ROOM UPVC double glazed window, two radiators, UPVC double glazed window to rear.

FIRST FLOOR

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed frosted window.

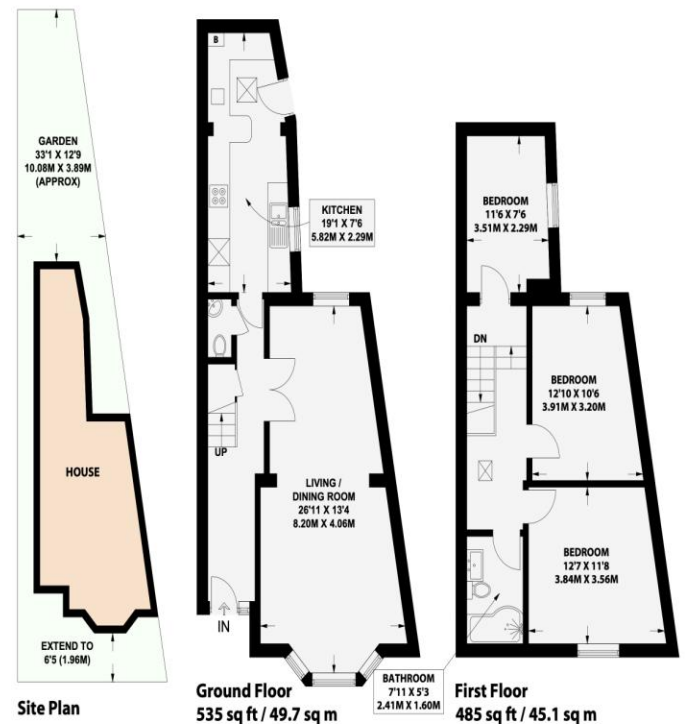
OUTSIDE

REAR GARDEN Good size and low maintenance, side access.

ROUNDHILL CRESCENT

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
1020 sq ft / 94.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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