



101 Roundhill Crescent, Brighton, BN2 3GP

Offers over £270,000 Leasehold

A 2 DOUBLE BEDROOM lower ground floor
CONVERTED FLAT within an IMPRESSIVE
PERIOD BUILDING located in the sought
after ROUNDHILL CONSERVATION AREA.
The property has a PRIVATE ENTRANCE and
a small courtyard patio. Energy Rating: F22
Exclusive to Maslen Estate Agents.

Lounge

Sash window to front, front door, door to:

Inner Lobby

Doors to both bedrooms & the bathroom, ??? to small courtyard

Kitchen

White kitchen comprising range of wall & base units with roll edged work surfaces over, double glazed window to rear, inset stainless steel sink, space for appliances.

Bathroom

White suite comprising panelled bath with hand shower attachment, pedestal wash hand basin & low level WC. Tiled walls, tiled floor.

Bedroom

2 x double glazed windows to the rear overlooking courtyard, coved ceiling.

Bedroom

Coved ceiling, double glazed window to rear overlooking the courtyard.

Outside

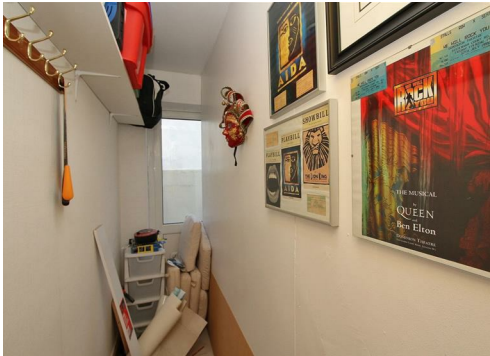
Small front & rear courtyard patios.

Total approx Floor Area

57.4 sq.m (618 x sq.ft)

WHAT THE OWNERS SAY:

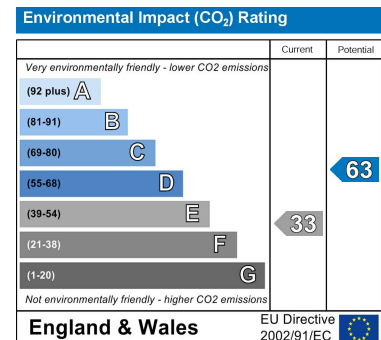
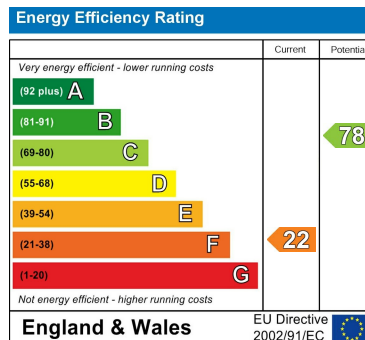
"Having been here for 20 years it is time to move out of the centre of Brighton to the outskirts. This area is fantastic for those wanting city living; with the town centre 30 minute walk, buses every minute, and mainline stations 20 mins away. There is no need for a car but parking is so easy with permit parking. We hope the next owners will enjoy living here as much as we have."





TOTAL APPROX. FLOOR AREA 57.4 SQ.M. (618 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT

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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.



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Trading Standards