



## 101c Roundhill Crescent, Brighton, BN2 3GP

£1,550 Per month

Maslen Letting Agents is delighted to offer a well presented top floor apartment in a great location. The property comprises two bedrooms, fitted kitchen & living room with a feature log burning fire, en-suite shower room, 2nd shower room and gas central heating. EPC Rating C. Deposit £1775. Council Tax Band B. The property is unfurnished and available from 1st June.

### **Main Entrance**

Rear access to the stairway leading to the main entrance on the top floor.

### **Entrance Hallway**

Step leading up in to the hallway. Two storage cupboards, one housing the gas central heating boiler. Radiator. Doors leading to:

### **Open Plan Kitchen/Living Room**

15'2" x 15'2" (4.64m x 4.64m)

Feature log burning fireplace. Front aspect windows. Radiators. Matching wall and base kitchen units with the single sink and drainer with mixer tap. Built in electric oven with a four ring gas hob and extractor fan. The fridge/freezer and washing will be gifted to the tenant.

### **Bedroom One**

15'4" x 12'3" (4.68m x 3.74m)

Rear aspect window. Radiator. Door leading to:

### **En-Suite Shower Room**

Corner shower cubicle. Wash hand basin. Low level WC. Towel radiator. Rear access window.

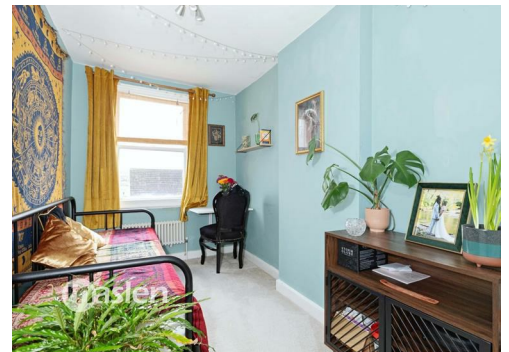
### **Bedroom Two**

11'3" x 6'6" (3.44m x 2.00m)

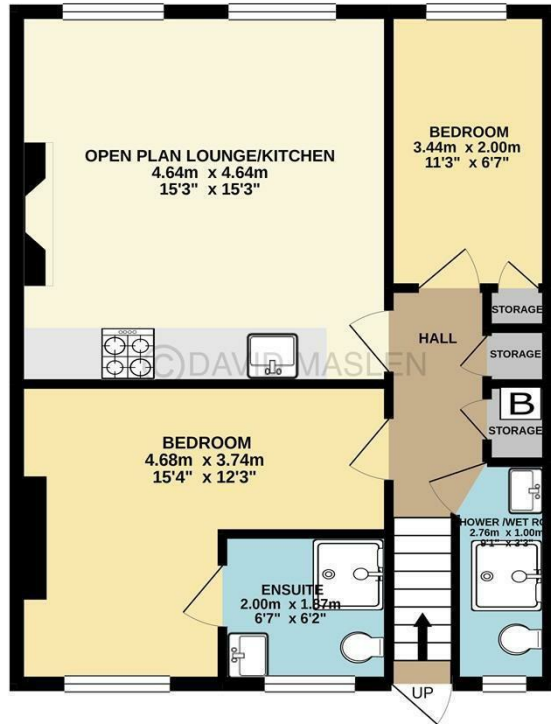
Front aspect window. Radiator. Storage cupboard.

### **Wet Room**

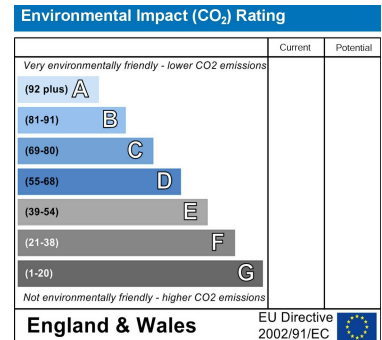
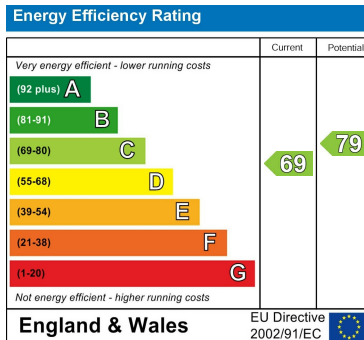
Walk in wet room with shower, wash hand basin and low level WC. Rear access window.



SECOND FLOOR  
54.6 sq.m. (587 sq.ft.) approx.



TOTAL FLOOR AREA: 54.6 sq.m (587 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**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.

COVERING THE CITY

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