28 Roundhill Crescent, Brighton, BN2 3FR

Offers over £550,000 Freehold

AN IMPRESSIVE 5 DOUBLE BEDROOM BAY FRONTED VICTORIAN family home with bright and spacious accommodation arranged over 4 storeys within the sought after ROUNDHILL CONSERVATION AREA. The house has period features throughout, an OPEN PLAN lounge/diner, a SOUTH EAST facing rear garden, a smart MODERN bathroom & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents.

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DAVID MASLEN ESTATE AGENTS

Entrance Hall
Radiator, ceiling cornicing, original wood floorboards, wall mounted thermostat, doors to:

Bedroom
Sash bay window to front, feature fireplace, double radiator, ceiling coving, original wood floorboards.

Bedroom
Double glazed window to rear, double radiator, built in wardrobe in chimney recess, original wood floorboards.

Bathroom
White suite comprising panelled bath, shower cubicle with rainfall style shower over further hand held shower hose, sink basin, low level WC, school style radiator with heated towel rail, part tiled walls, tiled floor, sash window to rear & side.

Lower Ground Floor

Hallway
Original wood floorboards, doors to:

Open Plan Lounge/Dining Room

Lounge Area
Sash bay window to front, double radiator, log burner, radiator, original wood floorboards, door to front.

Dining Area
Feature fireplace, double radiator, double glazed sash window to rear.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset butler style sink with mixer tap, 6 ring gas oven, space & plumbing for washing machine, space for dishwasher, space for tall fridge/freezer, wall mounted 'Worcester' combi boiler, understairs storage cupboard, sash window to side, patio door to rear garden, original wood floorboards.

First Floor Landing
Sash window to rear, 2 x understairs storage cupboards, stairs to top floor, doors to:

Bedroom
Sash window to rear, double radiator, wardrobe in chimney recess.

Bedroom
Sash bay window to front, double radiator, built in wardrobe in chimney recess, door to:

En-Suite Shower Room
White suite comprising, shower cubicle, pedestal wash hand basin with mixer tap, low level WC with dual flush, tiled walls, vinyl flooring, sash window to front.

Top Floor

Bedroom
Velux window to rear with pretty far reaching views, further double glazed sash window to rear, eaves storage, wooden floorboards.

Outside

Front
Pathway to front door, steps down to lower ground floor entrance.

Rear Garden
South east facing garden comprising raised patio area with far reaching views, outside tap, storage space steps down to patio seating area, further lawned area with mature trees & plants, walled & fenced boundaries.

Total approx floor area
144.0 sq.m. (1550 sq.ft.)

Parking zone J

Council tax band D

V1

What the owner says:

"28 Roundhill Crescent has been our family home for over 25 years, and it's really grown with us. It's been a very flexible and comfortable space for us. The neighbourhood has always felt peaceful and community minded—we've built some really special connections here which we'll be sad to say goodbye to. We've loved the location, as it's easy to pop down to the Open Market, or into town, or the beach. The house itself has so much character, but also a lot of exciting potential for new owners to really make it their own."

Roundhill Crescent

TOTAL FLOOR AREA : 144.0 sq.m. (1550 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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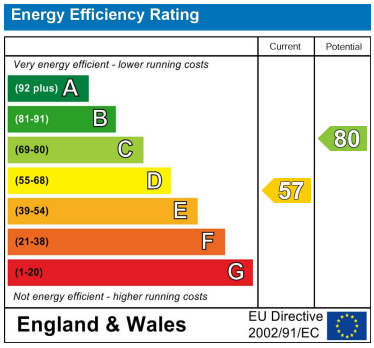

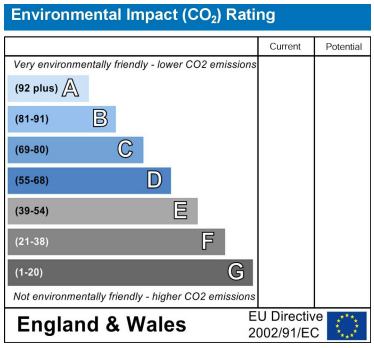

IMPORTANT
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