70B Roundhill Crescent, Brighton, BN2 3FR

£300,000 Share of Freehold

A SPACIOUS TWO-BEDROOM GROUND & FIRST FLOOR MAISONETTE, LOCATED IN THE SOUGHT-AFTER ROUNDHILL CONSERVATION AREA. Enjoying very light & airy accommodation, the property boasts a wealth of period features, fantastic views and is offered CHAIN FREE. An ideal opportunity for first-time buyers and investors alike, With it's desirable location, period charm and excellent potential, viewing is highly recommended! Energy Rating: D65 EXCLUSIVE TO MASLEN ESTATE AGENTS

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Front door to:

Hallway
Ceiling mouldings, radiator, high level meter cupboard housing electric fusebox & meter, wall mounted 'Honeywell' thermostat, understairs storage space, high skirting.

Lounge
Sash bay window to front, cast iron feature fireplace with tiled inserts and hearth with marble surround, coved ceiling, radiator, picture rail, high skirting.

Kitchen/Breakfast Room
Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with matching oven under & cooker hood over, washing machine, space for further appliances, part tiled walls, coved ceiling, radiator, uPVC double glazed window to rear with views across Brighton.

Bathroom
Modern white suite comprising panelled bath with shower, modern wall mounted wash hand basin, low level WC with concealed cistern, radiator, cupboard housing boiler, part tiled walls, uPVC double glazed window with frosted glass to rear, cupboard housing hot water cylinder & slatted shelves, chrome ladder style heated towel rail.

First Floor Landing
Coved ceiling, uPVC double glazed window to rear with views across Brighton, hatch to loft space.

Bedroom
Radiator, sash bay window to front, coved ceiling.

Bedroom
Radiator, coved ceiling, uPVC double glazed window to rear.

Total approx floor area
80 sq.m. (856.9 sq.ft.)

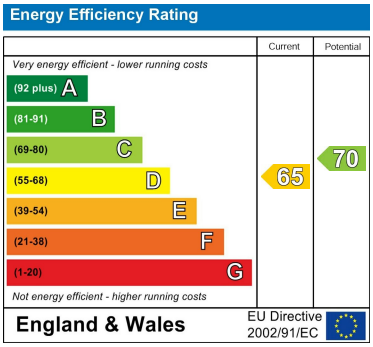
Parking zone J

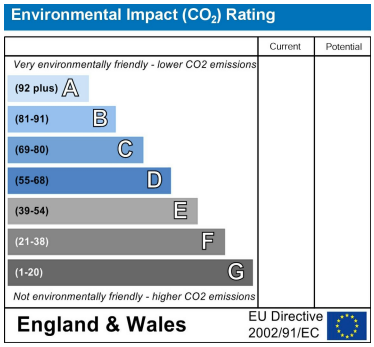
Council tax band B

V1

What the owner says:

"We loved living here. It was our first home, bought together as friends, and we stayed for around five years. It's such a bright, airy flat, especially the lounge and the huge main bedroom. The original fireplace and period features like the Victorian sash bay windows make it feel really special. Having our own front door and two floors makes it feel much more like a house than a flat. The location was brilliant too: the crescent is quiet and tucked away from the main road, but Sainsbury's is nearby, The Level is only a ten-minute walk. We loved going to The Gladstone and The Roundhill for Sunday roasts. The long term downstairs owner is incredibly collaborative and we always felt very at home there and in the community. It was a fun place to live and a beautiful first home that really looked after us over the years."





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

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