



101c Roundhill Crescent, Brighton, BN2 3GP

Price guide £280,000 Share of Freehold

SOLD VIA MASLEN ESTATE AGENTS - A well presented 2 DOUBLE BEDROOM flat situated on the top floor of this IMPRESSIVE PERIOD BUILDING located in the sought after ROUNDHILL CONSERVATION AREA. The property has many highlights including A MODERN KITCHEN with an integrated dishwasher AND 2 MODERN SHOWER ROOMS (1 ensuite), a LOFT SPACE, STUNNING VIEWS over rooftops to Hanover/Elm Grove and a SHARE OF THE FREEHOLD. Exclusive to Maslen Estate Agents. EPC:TBC PRICE GUIDE: £280,000 - £300,000.

Front Door to:-

Hallway:

Fitted welcome mat, 7 steps to landing, 2 large storage cupboards, one with Worcester Bosch boiler, one with plumbing for washing machine, wall mounted Salus thermostat, recessed spotlights, hatch to loft space.

Wet Room:

Integrated shower with tiled floors and wall, low-level WC, wall mounted hand wash basin with mixer tap, chrome ladder style heated towel rail, recessed spotlights.

Bedroom 1:

Sash window to the rear overlooking garden, radiator, recessed spotlights, door to:-

Ensuite:

Shower room, large shower cubical with mains fed integrated shower over and additional hand held shower attachment, WC, sink with mixer tap, wall mounted chrome ladder style towel, tiled walls, sash window to rear overlooking garden, recessed spotlights.

Lounge:

x2 sash windows to the front with views over rooftops to Hanover, x2 radiators, exposed brick fireplace with wooden mantle.

Kitchen:

Modern fitted kitchen comprising wall, base and drawer units with square edge work surfaces over, inset sink with mixer tap, inset 4 ring gas hob with integrated cooker hood over and cooker below, wood flooring, metro style.

Bedroom 2:

Sash window to the front with views to front over rooftops, built-in wardrobe storage cupboard, with x2 hanging rails.

Total Approx. Floor Area:

54.6 sq.m (587 sq.ft)

Council Tax Band B

Parking Zone J

Permit bays - Monday to Sunday - 9am to 8pm

Pay and display bays - Monday to Sunday - 9am to 8pm

Shared pay and display or permit bays - Monday to Sunday - 9am to 8pm



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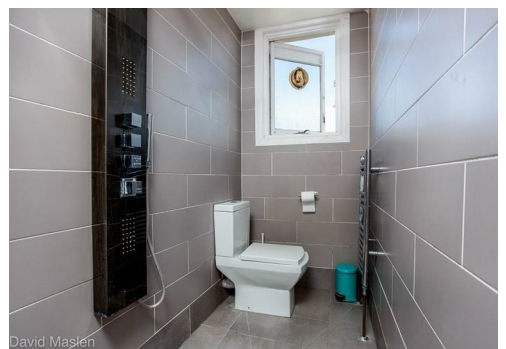
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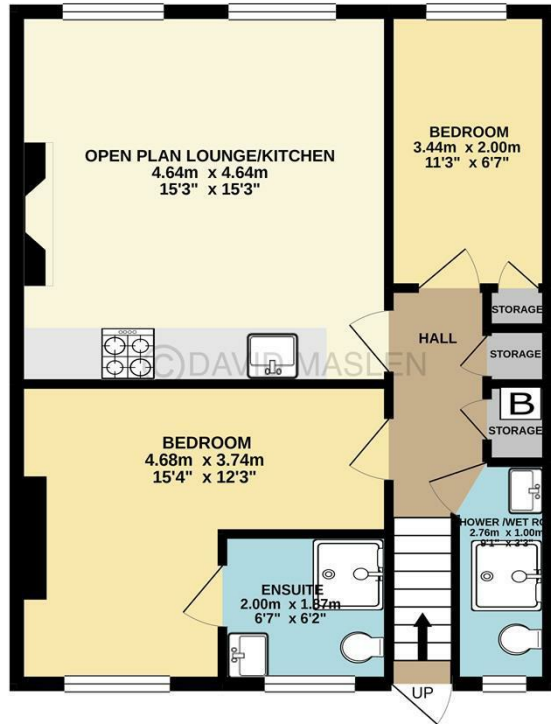


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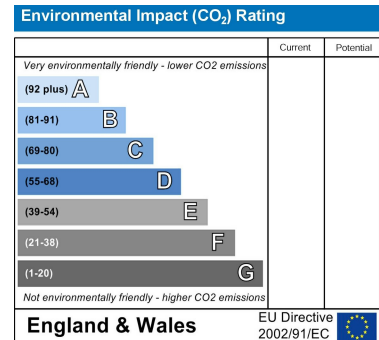
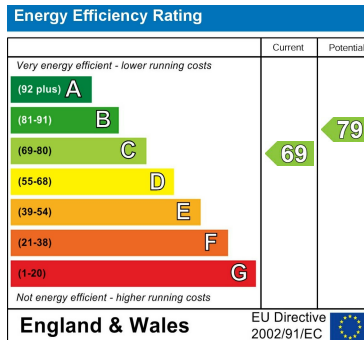
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SECOND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



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 misstatement. 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 is 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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