



## 92 Roundhill Crescent, Brighton, BN2 3FR

£270,000 Share of Freehold

Offered for sale with A SHARE OF THE FREEHOLD is this stylish 2 bedroom ground floor flat set within this beautiful period building in the SOUGHT AFTER Roundhill conversation area & is surrounded by an array of period properties. The property features a bright, bay fronted OPEN PLAN kitchen & lounge, a MODERN shower room & is an ideal buy for first time buyers/commuters given the proximity to Brighton Station & the city centre. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents

Communal front door to:

**Communal Hallway**

Personal front door to:

**Hallway**

Wall mounted heating thermostat, doors to all rooms, wood effect flooring, understairs storage cupboard.

**Open Plan Lounge/Kitchen**

**Lounge Area**

Sash bay window to front, 2 x radiators, period coving, wood effect flooring.

**Kitchen Area**

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap, inset 4 ring 'Beko' hob, integrated oven below, space for fridge/freezer, tiled floor.

**Bedroom**

Window to rear, radiator, wood effect flooring, built in wardrobe with sliding door.

**Shower Room**

WC with push button flush, pedestal wash hand basin with mixer tap, corner shower cubicle with mains fed shower, ladder style heated towel rail, part tiled walls, tiled floor, wall mounted extractor fan, window to side with frosted glass.

**Bedroom**

Window to rear, radiator, wood effect flooring, cupboard housing wall mounted 'Worcester' boiler & space & plumbing for washing machine.

**Total approx floor area**

44.7 sq.m. (481.0 sq.ft.)

**Council tax band A**

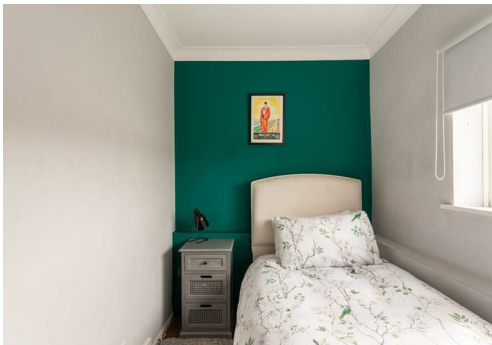
**Parking zone J**

**V1**

*What the owner says:*

*"I've really loved living in the flat – it was my first home and has been a brilliant place to start out. It's wonderfully light and airy, with lovely original features that give it a lot of character. The location has been a huge part of what makes it so special, as you can walk almost everywhere – whether that's into the North Laine, over to Hanover or up to Brighton station. Having bus stops, shops, cafés and everything you need so close by has made day-to-day life really easy.*

*It's also been a friendly place to live, with great neighbours. I'll genuinely miss it, but it feels like the right time for someone else to enjoy it as much as I have."*



## Ground Floor



Total area: approx. 44.7 sq. metres (481.0 sq. feet)

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.  
Plan produced using PlanUp.

## Roundhill Crescent

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## IMPORTANT

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

## IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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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