



101c Roundhill Crescent, Brighton, BN2 3GP

£290,000 Share of Freehold

A stylish 2 bedroom top floor flat set within this beautiful period building in the SOUGHT AFTER Roundhill Crescent. The property features a bright MODERN OPEN PLAN kitchen and lounge with a charming log-burning fire and FAR REACHING VIEWS, an en-suite shower room to the main bedroom, and a second contemporary shower room. Offered CHAIN FREE and exclusively available through Maslen Estate Agents. Viewings are highly recommended. Energy Rating: C69

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.

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.

Total approx floor area

54.6 sq.m. (587 sq.ft.)

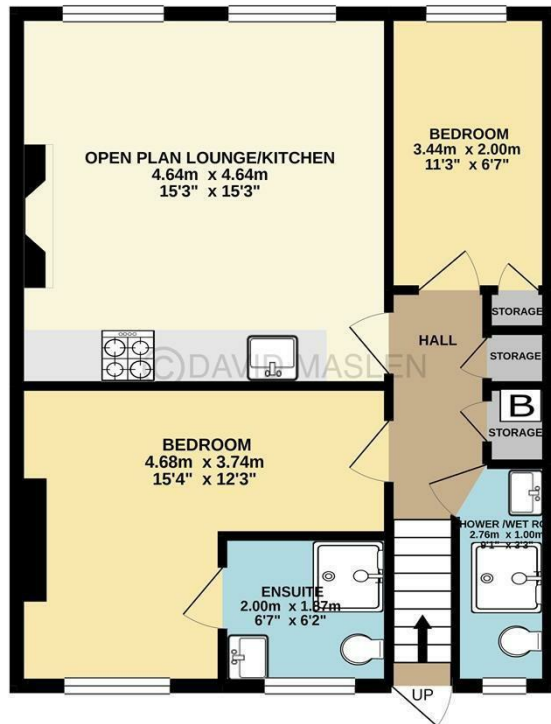
Parking zone

Council tax band

V1

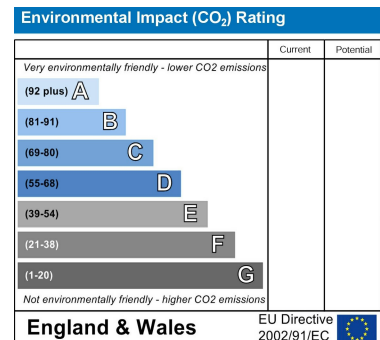
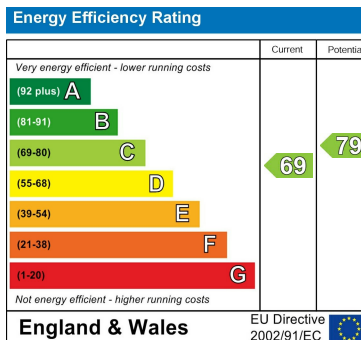


SECOND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



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 as to their operability or efficiency can be given.
Made with Metreapp ©2021



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

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.