



107 Roundhill Crescent, Brighton, BN2 3GP

Price guide £325,000 Share of Freehold

PRICE GUIDE £325,000 - £350,000

A FANTASTIC 2 BEDROOM GROUND FLOOR CONVERTED GARDEN FLAT WITHIN A BEAUTIFUL PERIOD HOUSE IN SOUGHT AFTER ROUNDHILL CRESCENT. The property has a charming custom-built kitchen, a smart modern bathroom, 10'3 high ceilings, sash windows, ATTRACTIVE PERIOD FIREPLACES and a lovely LAWNED REAR GARDEN. Exclusive to Maslen Estate Agents. EPC: C71

Entrance Hall:

Stripped wooden doors to both bedrooms, the lounge and the kitchen, door entry phone, fitted shelves.

Lounge:

An impressive room with 10'3 high ceiling. Period ceiling mouldings and picture rail, a beautiful period fireplace, radiator, arched sash window to front.

Bedroom 1:

Double bedroom with pretty period fireplace, sash window to rear, picture rail, radiator, 10'3 high ceiling.

Bedroom 2:

Arched sash window to front, picture rail, radiator, built in cupboards, 9'3 high ceiling.

Kitchen:

A charming well presented 'U' shaped kitchen with custom built wooden kitchen cupboards & base units, wooden work surface over, space for appliances, stainless steel sink, painted floorboards, white tiled walls, contemporary radiator, sash window & further casement window, built in cupboard housing the boiler, patterned tiled steps up to:-

Inner Lobby:

Doors to the bathroom and garden.

Bathroom:

Smart modern white suite comprising panelled bath with mixer tap and fitted shower over with monsoon shower head and separate handheld shower attachment, wash hand basin with cupboard under, low-level close coupled WC. Window, spotlights, chrome upright radiator/towel rail, tiled walls & floor, underfloor heating.

Outside:-

Rear Garden:

An attractive walled rear garden. Lawned with flowers & shrubs & borders, outside tap, storage cupboard.

Total Approx. Floor Area:

542 sq.ft (50.4 sq.m)

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



David Maslen



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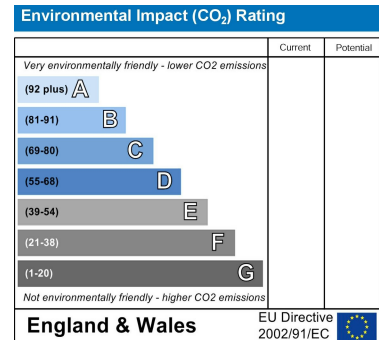
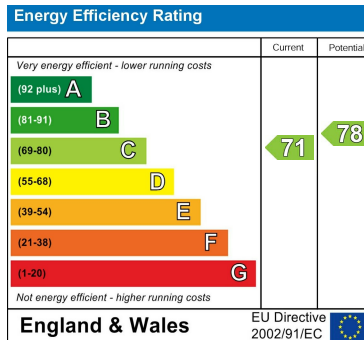


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GROUND FLOOR
48.1 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA: 48.1 sq.m. (518 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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IMPORTANT

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