

PURPLE BRICKS
19 Roundhill Crescent, Brighton, BN2 3FQ
£270,000 Offers In Excess Of



Large Private Garden
Roundhill Conservation Area
15ft Living / Dining Room
Bathroom And Separate W.C.
Double Bedroom With Fitted Wardrobes
15ft Studio / Home Office
Gas Central Heating
Share Of Freehold / Low Outgoings





The Property



Rear Garden



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen



Kitchen



Bedroom



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Patio



Living / Dining Room



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Studio



Studio

THE PROPERTY

A beautifully presented one bedroom ground floor flat with an additional home office/studio and a large private garden. Set within an attractive period proper stand-out features include a 15ft living / dining room with arched sash windows; a stylish and contemporary fitted kitchen; double bedroom with fitted wardrobe

LIVING / DINING ROOM

15'6 x 14'4

Two front aspect arched sash windows with original shutters. Fireplace. Radiator. Doorway to:

KITCHEN

8'6 x 6'4

Front aspect window. Fitted with a range of matching wall and base units with integral oven and filter canopy. Space for a fridge/freezer and washing machine. V surfaces with inset hob and sink/drainers.

BEDROOM ONE

11'5 x 11'5

Two rear aspect sash windows. Built-in wardrobes. Radiator.

BATHROOM

6'5 x 5'6

Side aspect window. Panel enclosed bath. Wash basin. Radiator.

W.C.

Rear aspect window. W.C.

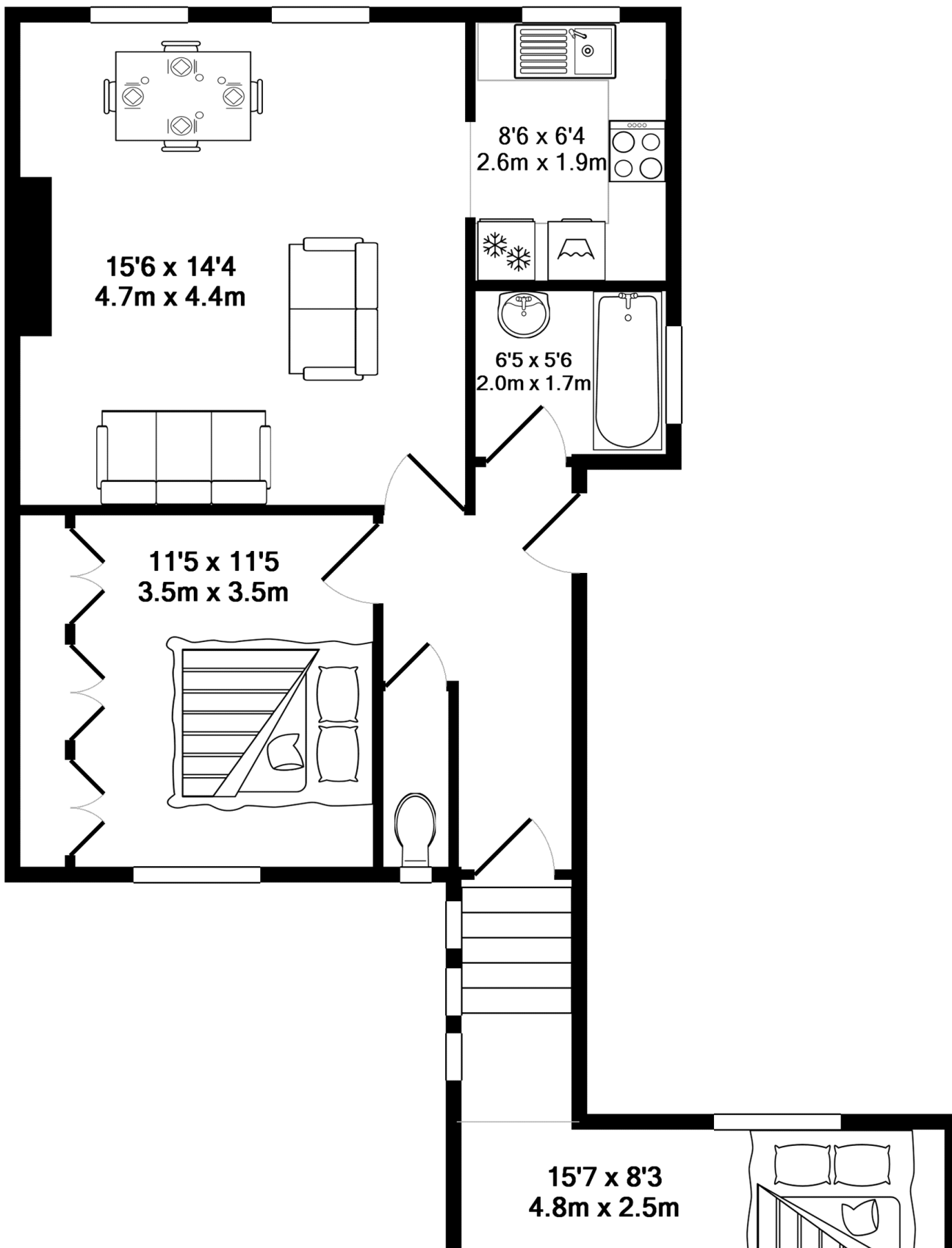
STUDIO

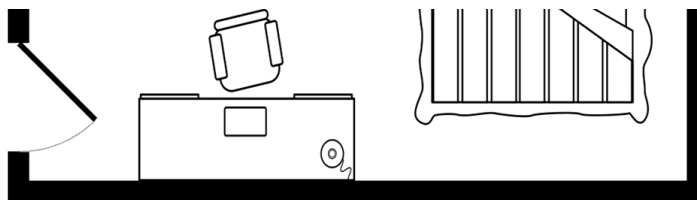
15'7 x 8'3

Dual aspect windows overlooking inner courtyard and rear garden. Door opening to the rear garden.

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.





**NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)**

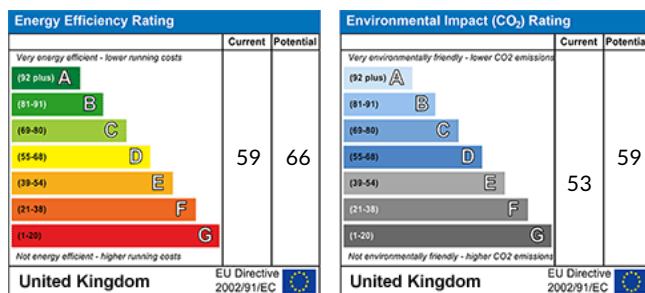
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We have been advised by the seller that the tenure of this property is Leasehold with approximately 90 years remaining on the lease.

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