



## Roundway, Brighton



Guide Price  
**£450,000**  
Freehold

- Five Bedroom Semi Detached House
- Ideal Investment
- Stunning Views
- 7% Yield
- Three Bathrooms
- Currently Let For £2700 PCM
- Refurbished To A High Spec
- Close To Both Universities

\*\*\*Guide Price £450,000 - £475,000\*\*\*

Robert Luff & Co are delighted to offer this spacious five bedroom, three bathroom semi detached house situated in Coldean. Currently let out for £2700 PCM this property would make the perfect investment as the house is ideally located between both Brighton University and Sussex University. With stunning views over the Downs and a large South Westerly facing garden this house would also make a fantastic family home with so much versatility

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Entrance Hall accessed via a UPVC door, Karndean effect flooring, wall mounted radiator, leading to:

### Open Planned Kitchen / Diner 19'38 x 18'31 (5.79m x 5.49m)

Karndean effect wooden flooring, wall mounted radiator, 2x UPVC windows, large double UPVC doors leading to garden, brushed chrome sockets, kitchen comprises of various wall mounted and under counter units, wood effect work top, space for dishwasher, washing machine and 2x fridge freezers, 5 gas ring hob, under work top oven, white brick tiling

### Ground Floor Shower Room 2'56 x 6'23 (0.61m x 1.83m)

Leading off the kitchen; tiled flooring, floor to ceiling tiling on the walls, sink, W.C., walk in shower, UPVC window, extractor fan, LED downlights

### Ground Floor Bedroom One 12'95 x 11'95 (3.66m x 3.35m)

Situated on the ground floor; carpet flooring, wall mounted radiator, large UPVC window over looking garden, LED downlights

### First Floor Landing

Carpet flooring, wall mounted radiator, large UPVC window over looking front garden, LED downlights leading to:

### Bedroom Two 14'6 x 9'8 (4.42m x 2.95m)

Situated on the first floor; carpet flooring, wall mounted radiator, large UPVC window over looking garden, LED downlights, access to en-suite

### En-suite

Situated on the first floor within bedroom two, tiled flooring, floor to ceiling tiled walls, W.C vanity sink unit, extractor fan, UPVC window

### Bedroom Three 9'46 x 10'41 (2.74m x 3.05m )

Situated on the first floor, carpeted flooring, wall mounted radiator, UPVC window over looking garden, LED downlights

### Family Bathroom 6'11 x 7'50 (2.11m x 2.13m)

Situated on the first floor, tiled flooring, floor to ceiling tiled walls, sink, W.C, walk in shower, separate bath, heated towel rail, extractor fan, UPVC window

### Second Floor Landing

Carpet flooring, UPVC window with views over the downs, LED down lights, door leading to:

### Bedroom Four 9'44 x 13'18 (2.74m x 3.96m)

Situated on the second (top) floor, carpet flooring, wall mounted radiator, UPVC window over looking the garden, LED down lights

### Bedroom Five 10'3 x 9'4 (3.12m x 2.84m)

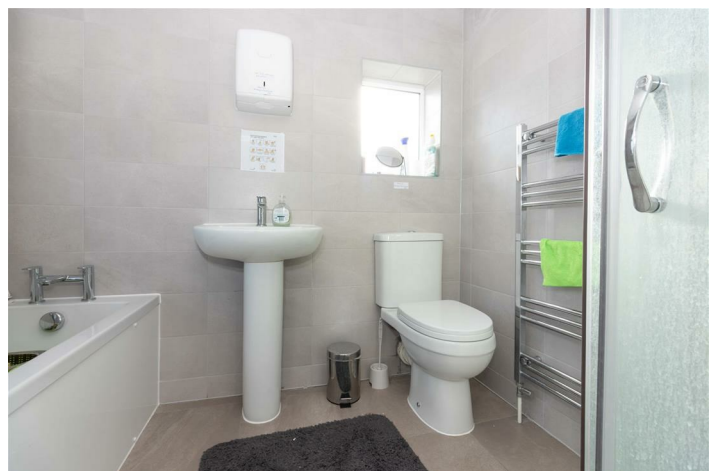
Situated on the second (top) floor, carpet flooring, wall mounted radiator, UPVC window over looking garden, LED downlights

### Rear Garden

Leading off the kitchen / diner through double doors, South Westerly facing raised decked area enjoying stunning views over the Downs, leading to a large laid to lawn garden which is fully enclosed well kept

### Agents Notes

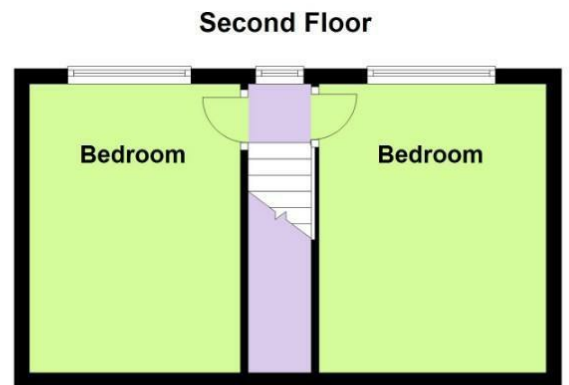
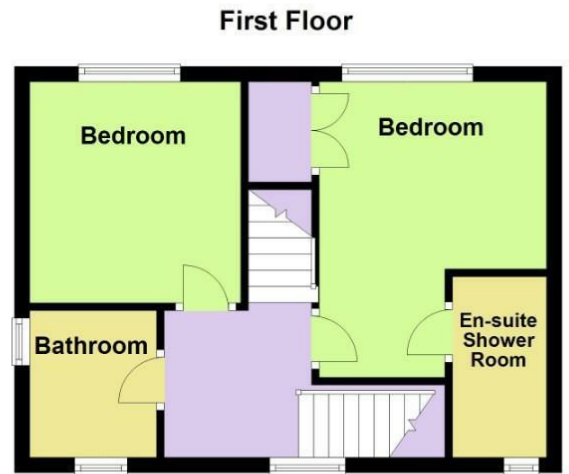
This property currently holds a HMO license and planning approval could be achieved via usual consents



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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.