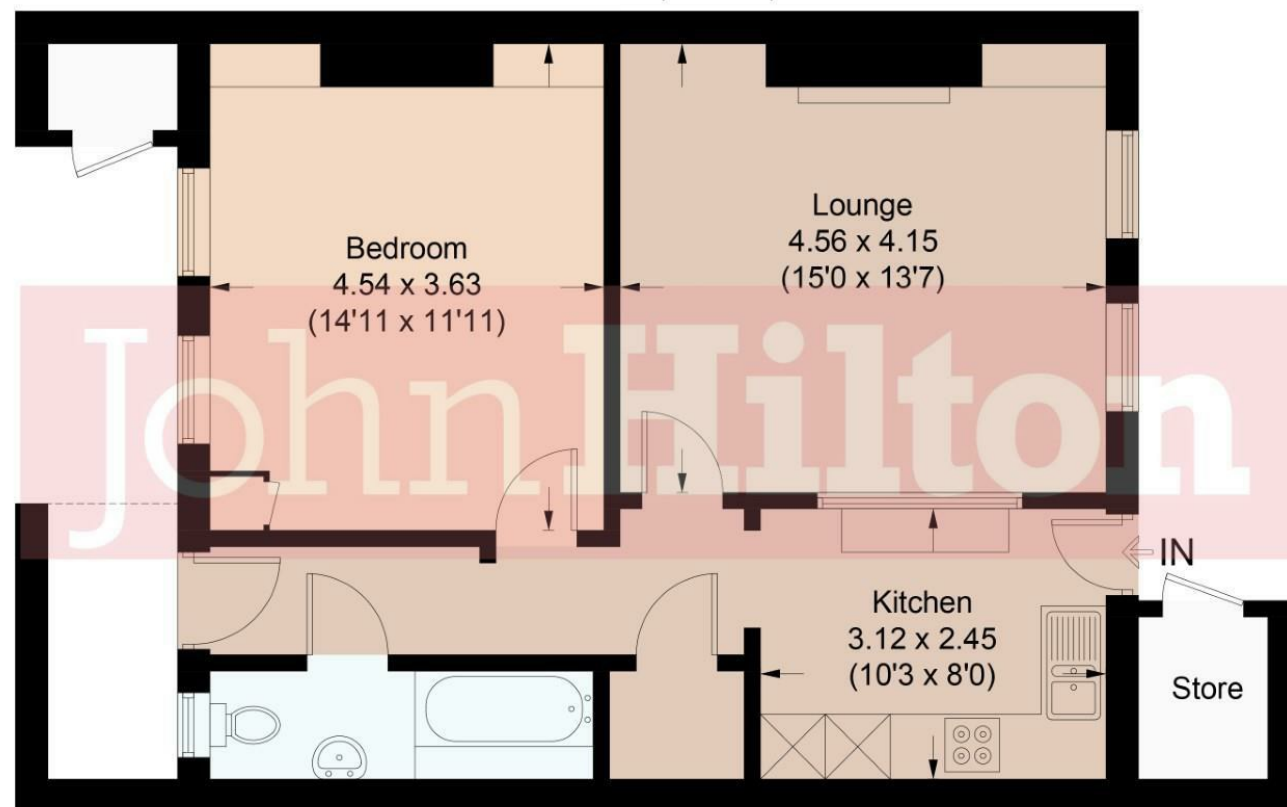


Roundhill Crescent, Brighton BN2 3GP

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft
Store / External Cupboard = 2.9 sq m / 31 sq ft
Total = 59.6 sq m / 641 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 610.00 sq ft

111A Round Hill Crescent, Brighton, BN2 3GP

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers in Excess of £260,000
Leasehold



111A Round Hill Crescent Brighton BN2 3GP

A delightful and charming one-bedroom apartment set within an attractive period property dating back to the 1870s, situated within the popular Round Hill Conservation Area. Generously sized and well presented accommodation with front and rear courtyards and benefitting from its own separate street entrance. Stylish kitchen with integrated appliances, modern bathroom and natural wood floors to the lounge and bedroom. Further features include an elegant period fireplace in the lounge, sash windows, and a useful utility cupboard housing the washing machine and tumble dryer. Close to local amenities and within easy reach of Brighton Station and the city centre. An ideal first time purchase.



Approach

Wrought iron gate with steps descending to separate street entrance and front courtyard with walled and wrought iron fenced boundaries. Storage cupboard, ideal for bicycles.

Kitchen

3.12m x 2.45m (10'2" x 8'0")
Wood laminate flooring with a range of units at eye and base level as well as a breakfast bar. Square-edge worktops with metro-tiled splashbacks and concealed downlights. Fitted oven and microwave, induction hob with extractor over, inset white enamel sink with brass mixer tap and drainer, and integrated dishwasher and fridge-freezer. Multi-paned window which looks into:

Lounge

4.56m x 4.15m (14'11" x 13'7")
Varnished natural wood floor with two sash windows to the front and an elegant fireplace with gas feed and stone hearth.

Inner Hallway

Wood laminate flooring and utility cupboard with space for washing machine and tumble dryer plus additional storage. Door to rear garden.

Bedroom

4.54m x 3.63m (14'10" x 11'10")
Varnished natural wood floor with two sash windows to the rear, fitted cupboard housing 'Worcester' combi boiler and recessed fitted shelving.

Bathroom

Enclosed bath with Victorian-style brass mixer tap and raised shower head over, wash basin with brass mixer taps and storage cupboard below, low-level WC. Obscure glazed window, extractor fan, Metro-tiled walls and tiled floor.

Rear Garden

Enclosed courtyard, external storage cupboard and raised terrace with limited access.



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	

Council Tax Band: **B**

- Delightful One-Bedroom Apartment
- Attractive Period Conversion
- Generously Sized
- Well Presented Accommodation
- Front and Rear Courtyards
- Separate Street Entrance
- Stylish Kitchen with Built-In Appliances
- Elegant Period Fireplace
- Round Hill Conservation Area
- Convenient Location