



28 Richmond Road

, Brighton, BN2 3RN

Price guide £530,000

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# 28 Richmond Road



## Description

Avard Estate Agents are delighted to offer for sale this 4 bedroom Victorian period family home, arranged over three floors and offering excellent potential for modernisation and improvement.

The property is situated within the highly sought-after Roundhill Conservation Area, positioned between Fiveways and the popular The Level. This vibrant yet peaceful location benefits from a strong sense of community, with a variety of independent shops and cafés close by. The well-regarded Downs Junior and Infant Schools are also just a short stroll away.

Despite being within easy reach of the bustle of central Brighton, the area enjoys a quieter, more relaxed atmosphere. Brighton city centre can be reached on foot or via a short bus journey, making it ideal for both families and commuters.

The neighbourhood is also well known for its excellent selection of gastro pubs, including The Roundhill, The Signalman, The Open House and The Martha Gunn. Nearby Lewes Road and London Road provide

- Scope For Improvement
- Parking Zone J
- Roundhill Area
- Good Size Garden
- Spanning Over 3 Floors
- No Onward Chain
- Potential For Loft Conversion STNPC
- Double Glazed
- Great Views
- Excellent Schools Close By

# Avard

Estate Agents



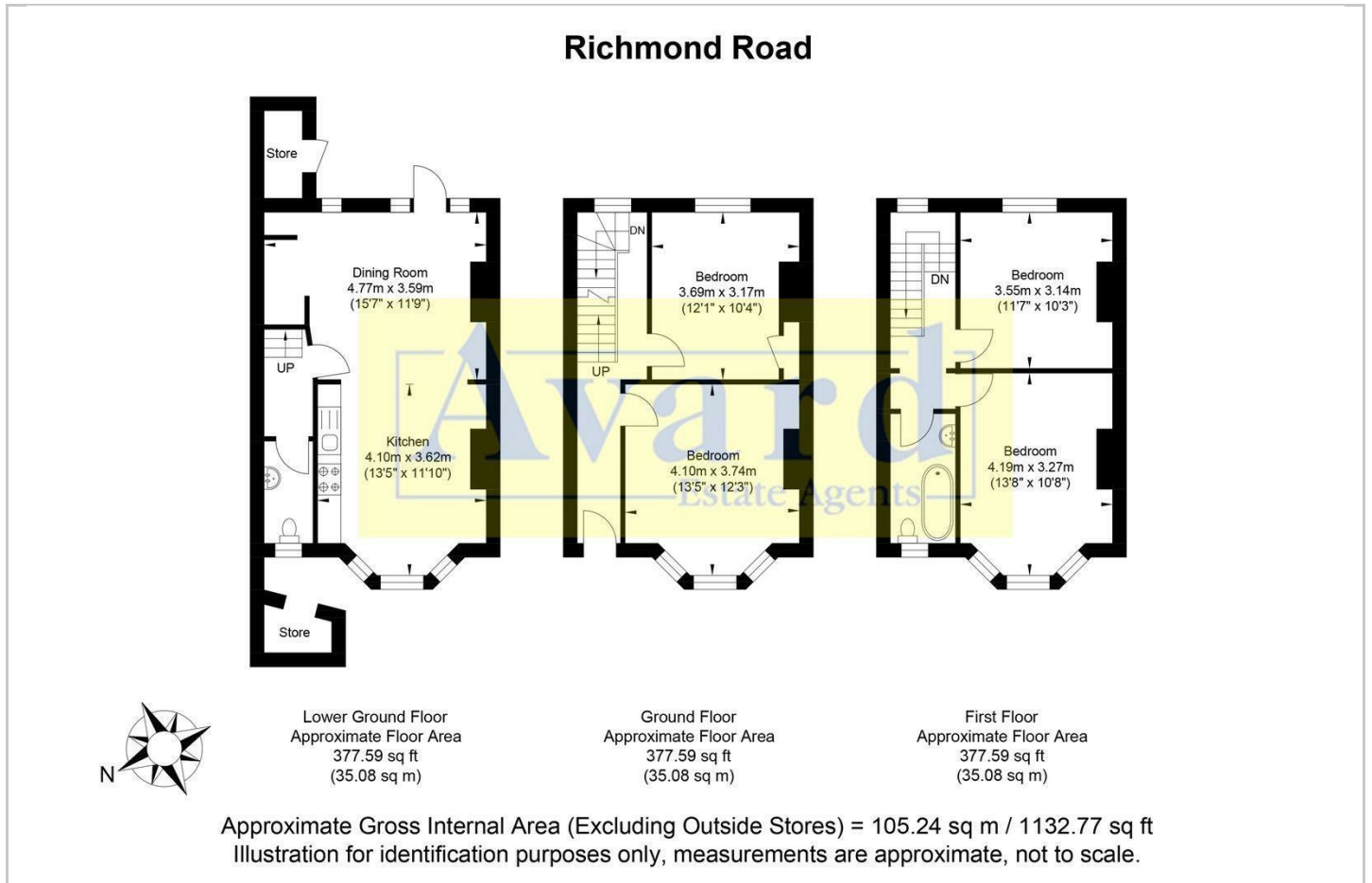
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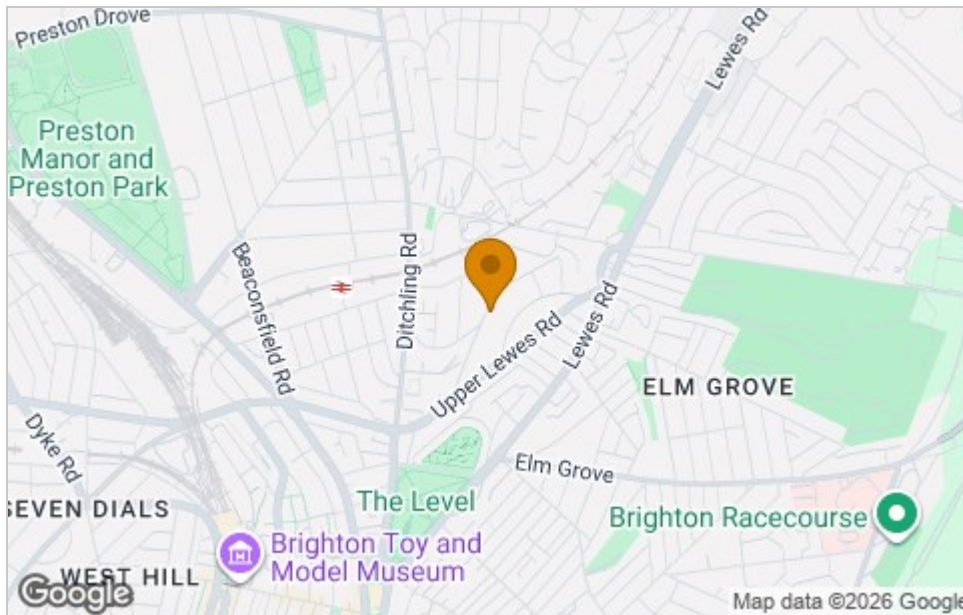
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## Floor Plan



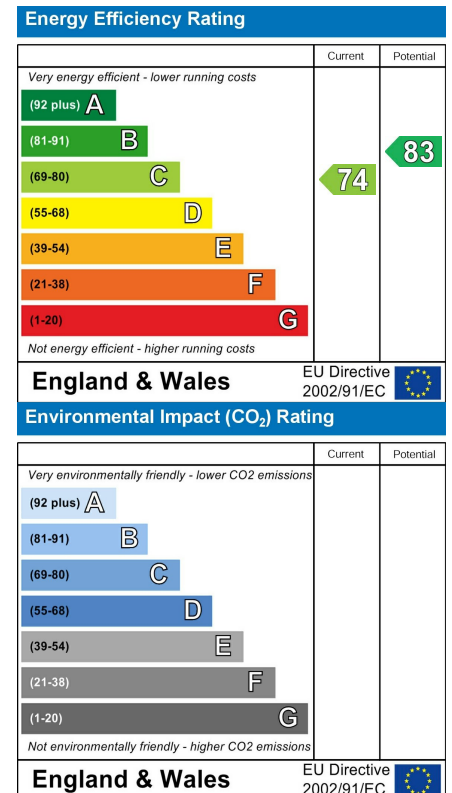
## Area Map



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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