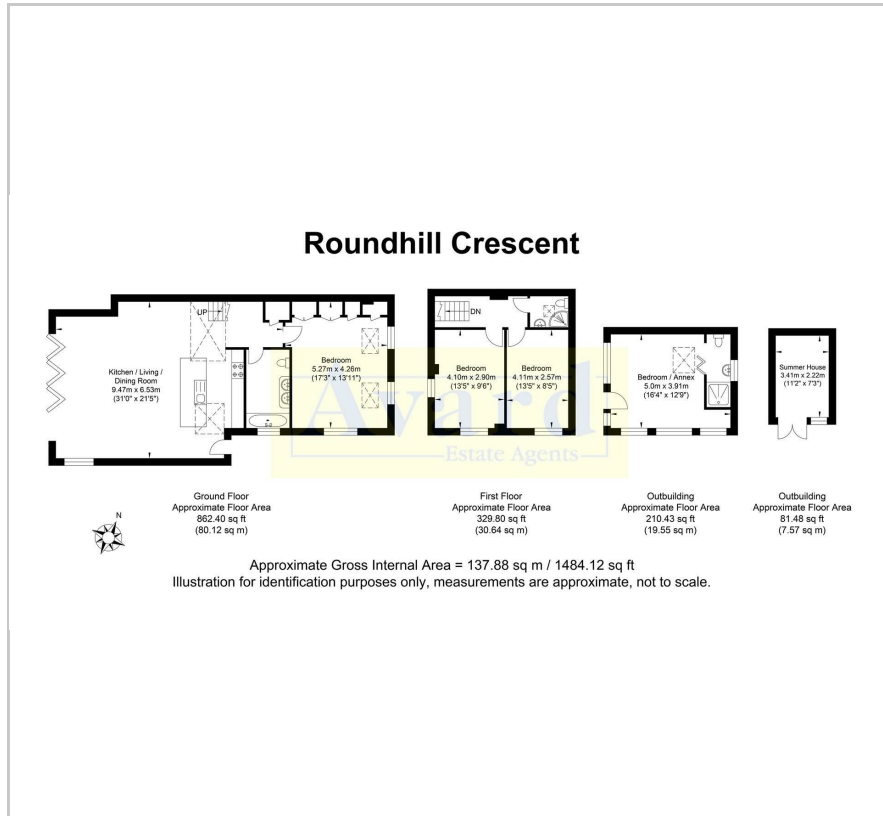


56a Roundhill Crescent  
Brighton, BN2 3FR  
Guide price £850,000

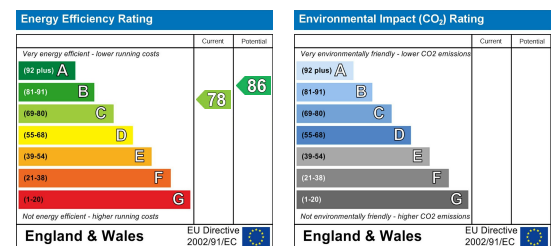
## Floor Plan



## Area Map



## Energy Efficiency Graph



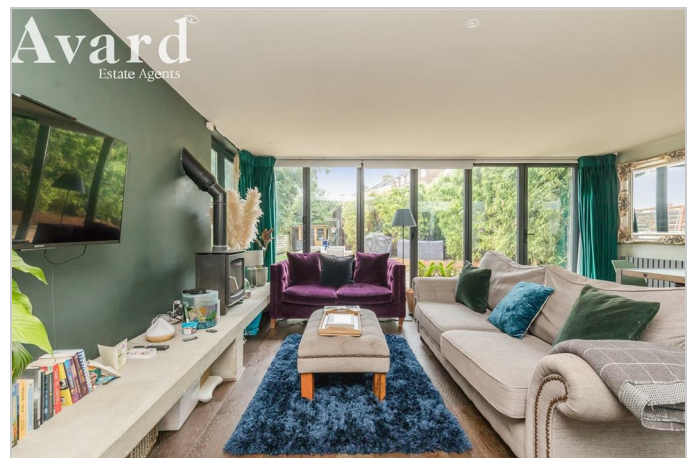
## Viewing

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

- Unique Opportunity
- High Specification Throughout
- Vendors Suited
- Vast Outside Space
- Must Be Viewed To Fully Appreciate
- Separate Annex
- Stunning Bi Fold Doors
- Off Street Parking
- Family Home
- Additional Office Space

Guide Price £850,000-£900,000

Avard Estate Agents are pleased to offer for sale this fantastic 3/4 bedroom detached modern house located in the popular Roundhill conservation which is situated between the Fiveways and the popular 'Level area'. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputations, a stone's throw away from the bustle of the City, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City. The area has many popular gastro pubs including the 'Jolly Poacher', 'Signalman', 'Open House' and the newly refurbished Martha Gun. Nearby Lewes and London Road have an abundance of local shops and supermarkets. London Road train stations with its commuter links to Gatwick Airport and London can be found approximately 500m and Brighton mainline train station can be found approximately 1km away. Must be viewed to be fully appreciated.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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