



Roundhill Crescent

Brighton, BN2 3FR

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Set within the Round Hill Conservation Area, this attractive and well-presented apartment benefits from its own private entrance, giving it a sense of independence rarely found with flats.

With no adjoining neighbour on one side, the property has the unusual feel of a semi-detached home, enhancing both privacy and quiet enjoyment.

Although technically arranged at lower ground level, the building sits on a natural slope meaning the entire rear of the property is at ground level, allowing for excellent natural light and a bright, airy atmosphere throughout. The apartment enjoys a southerly aspect and opens directly onto its own private outside space, creating a wonderful extension of the living accommodation and an ideal spot for outdoor dining, morning coffee, or simply relaxing.

Internally, the flat offers a generous open-plan living space, perfectly suited to modern lifestyles. The bedroom is a comfortable double, served by a well-presented bathroom, making the property both practical and easy to live in. The property has been well maintained and thoughtfully improved, with practical upgrades including a new consumer unit, Vaillant boiler, and a brand new roof, providing reassurance for buyers in terms of efficiency and future maintenance.

A particularly useful feature is the external storage cupboard located just outside the front door, which is ideal for storing bicycles, tools, or other everyday items.

From a tenure perspective, the apartment is particularly appealing, offering a share of freehold, zero ground rent, and exceptionally low service charges of approximately £45 per month, making it a cost-effective and secure long-term purchase.

The property sits within the Round Hill Conservation Area, known for its striking Victorian and Regency architecture and strong sense of community. Despite its peaceful residential feel, the location remains highly central, with Brighton city centre, the seafront, and the vibrant North Laine district all within comfortable walking distance.

Transport links are excellent, with Brighton Station and London Road Station nearby providing fast and direct routes to London, Gatwick, and along the south coast. Lewes Road offers a wide range of amenities including independent cafés, pubs, shops and supermarkets, while the nearby Brighton Open Market has become a popular hub for food stalls, artisan traders and independent eateries.

Green spaces are also close by, with The Level just moments away offering gardens, play areas and community events, while the larger open spaces of Preston Park are within easy reach. The property is also conveniently located for both Brighton University and the Royal Sussex County Hospital.

All in all, this is a well-positioned and thoughtfully maintained home combining character, practicality and a superbly central Brighton lifestyle.

➤ **Guide Price** £270,000 - 280,000

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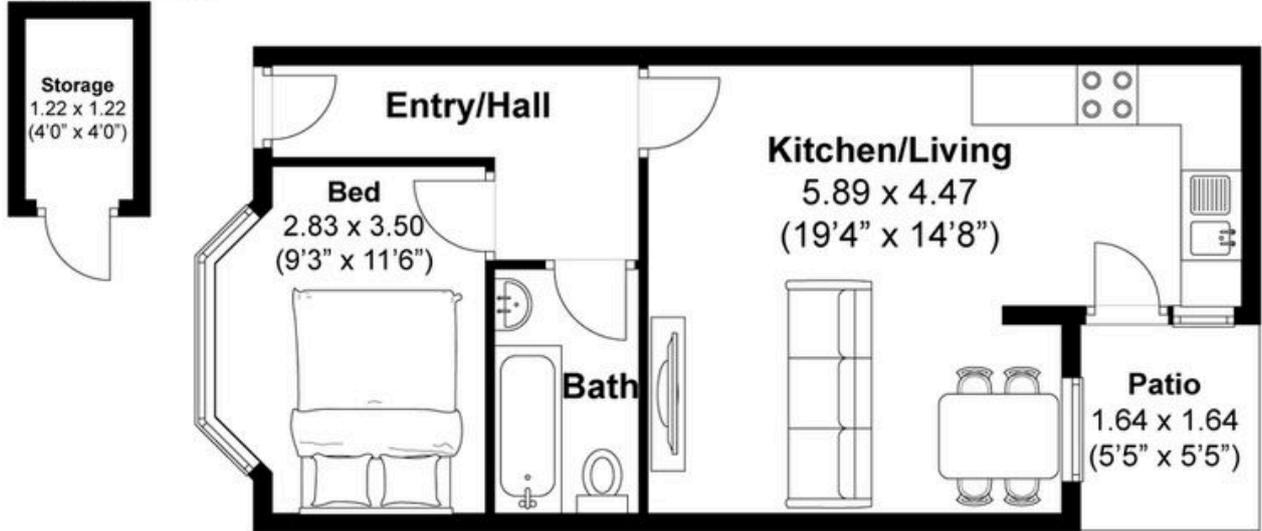


TOTAL FLOOR AREA:
484.3 sq. ft. (45 sq. m.) approx

Round Hill Crescent, Brighton
Approximately 45 sqm (484.3 sqft)

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(NOT IN POSITION)





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