



109 ROUNDHILL CRESCENT

BRIGHTON, BN2 3GP

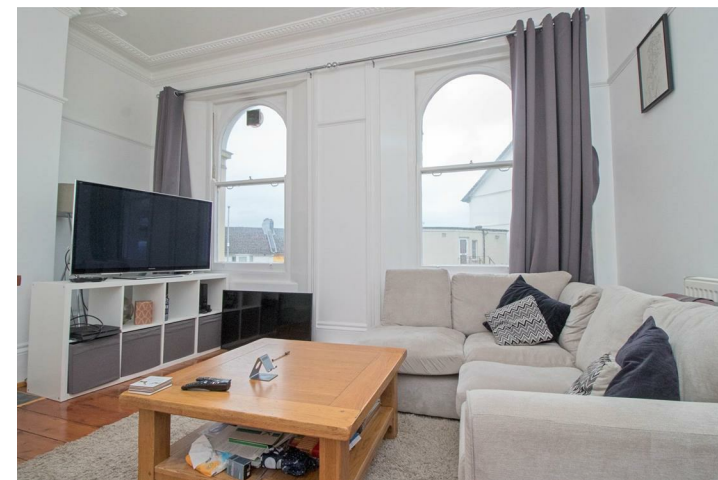
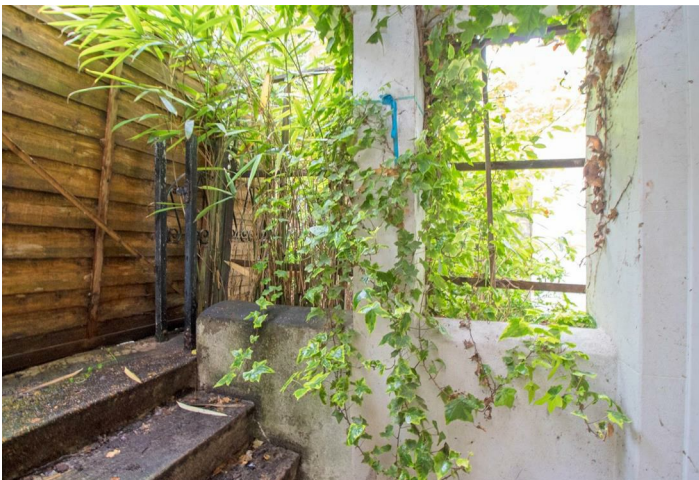
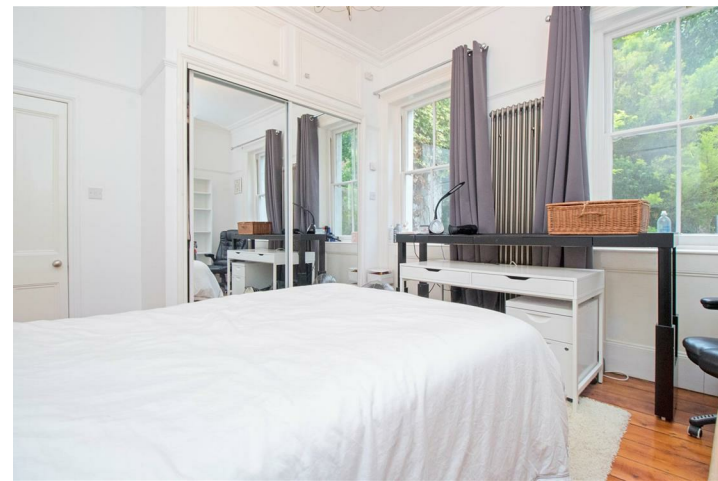
£1,450 PCM

Superbly presented one-bedroom raised ground floor flat. There is a real sense of space throughout helped by high ceilings, neutral décor and large rooms allowing plenty of natural light. The apartment comprises; modern open plan kitchen living with integrated appliances, large double bedroom, and modern shower suite. Further benefits include gas central heating, plenty of built-in storage space and an outside storage area.

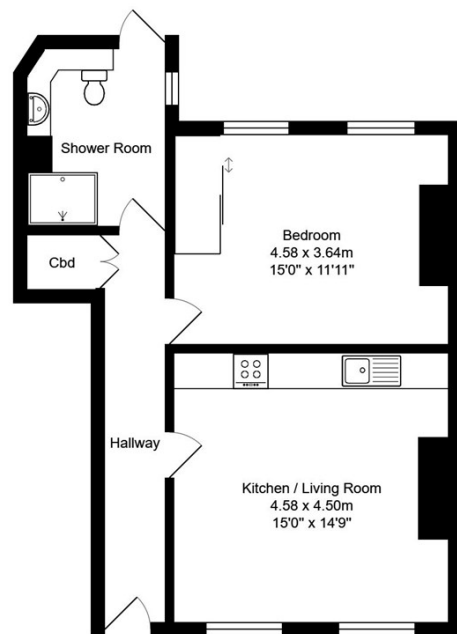
Located within the popular Roundhill Conservation area, being moments from Brighton seafront plus a range of popular, independent cafes, bars, and shops. The city centre shops are also easily accessible as is Brighton mainline station providing regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS



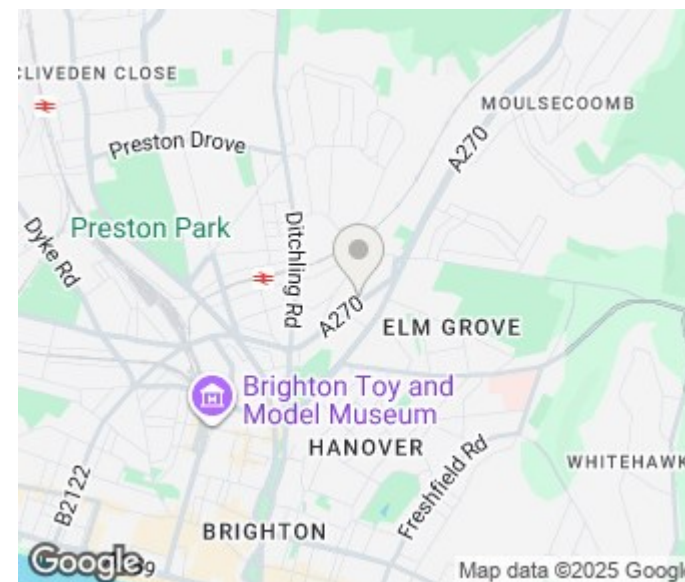




Roundhill Crescent

Total Area: 51.6 m² ... 555 ft²

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 69 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

SALES LETTINGS AUCTIONS