



Roundhill Crescent, BN2  
Asking Price £275,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Roundhill Crescent, BN2

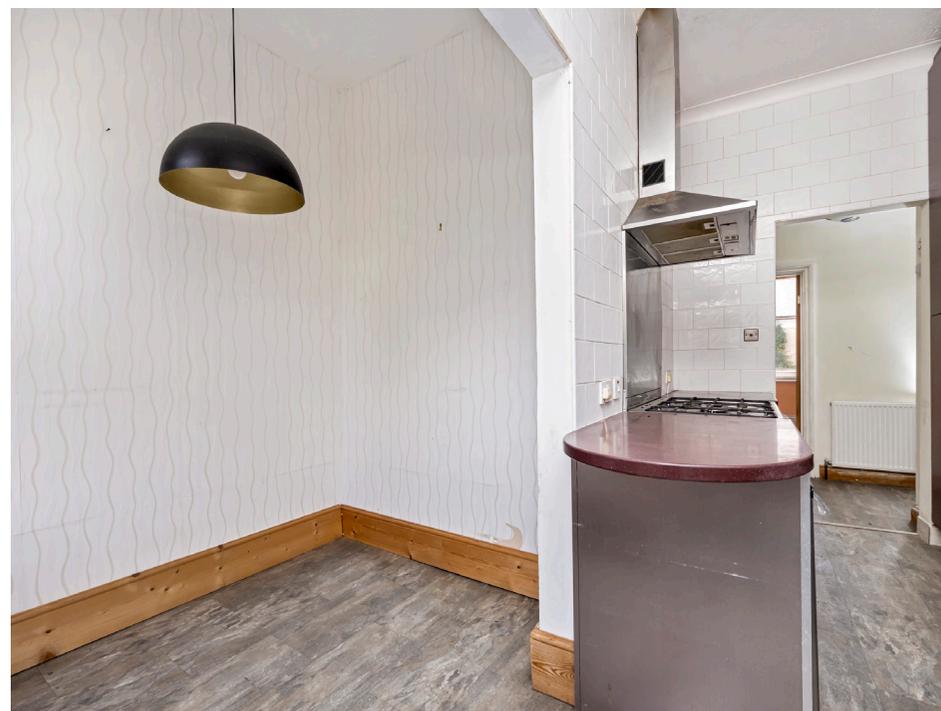
2 Bedrooms | 1 Bathrooms | 1 Reception Room | 694 Sq Ft |

Located on one of Brighton's most desirable and architecturally elegant crescents, this spacious two-bedroom ground floor apartment offers a unique opportunity to create a beautifully tailored home in a prime location.

Set within a striking period property, the apartment spans approximately 694 sq ft and boasts a well-proportioned layout, including two bedrooms, a separate kitchen, and a generous living area. To the rear, a private patio provides a rare and valuable outdoor space – perfect for relaxing, dining, or entertaining.

Outside, the garden is home to mature trees, established planting, and a real sense of privacy — a peaceful retreat with the potential to create a stunning outdoor living space, ideal for gardening enthusiasts or those who love to entertain.

While the property is in need of modernisation, it offers exceptional potential to add value and personalise throughout. High ceilings and period features create a sense of grandeur, while the ground floor position adds accessibility and ease of living.





## LOCATION GUIDE

### Education:

Primary: Downs Infant and Junior Schools

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Varndean College, Newman College, MET

Private: Brighton College, Lancing College, Montessori School

### Good to Know:

Roundhill Conservation Area has an air of 'cool' and a unique energy much like its hilly neighbour Hanover. It has a diverse and welcoming community with a mix of families and professionals of all ages, plus being just ten-minutes from the North Laine Sopping District keeps it well connected to the creative heart of this cosmopolitan coastal city.

This wonderful home is well served for shops, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23/A27 and stations are also within easy reach, for those requiring fast links along the South Coast or to the universities, Gatwick or London on a daily or weekly basis.

### Location Summary:

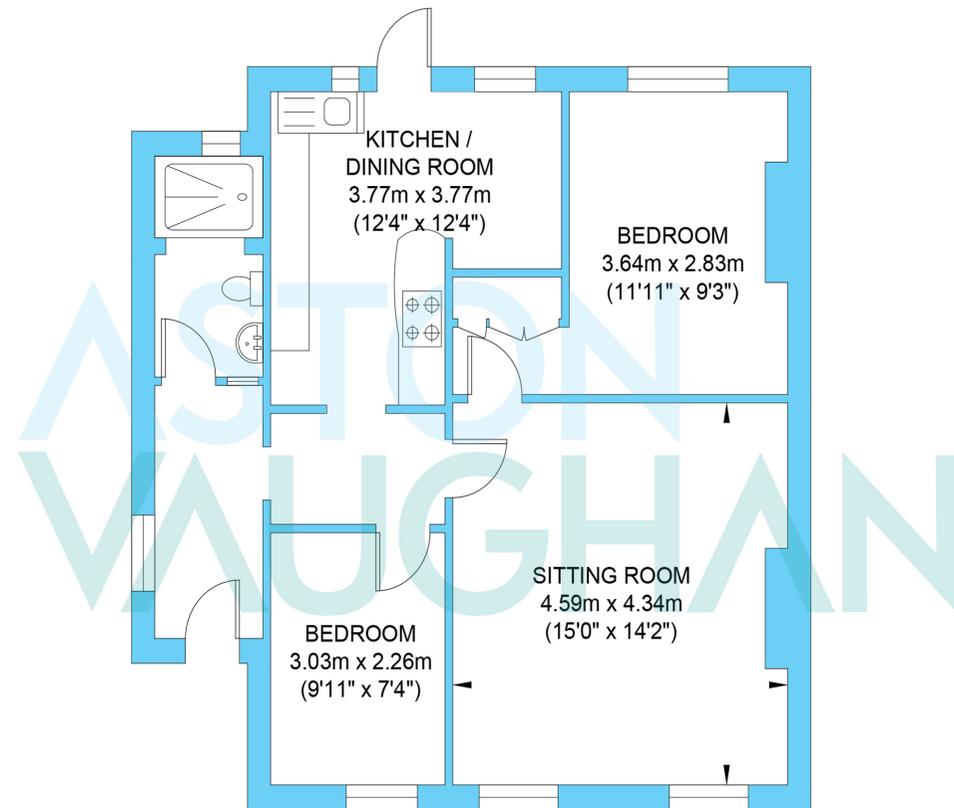
Within walking distance of Brighton Station & The North Laine Shopping District.

Excellent transport links to the universities.

Excellent school catchment.

Close to local amenities.

# Roundhill Crescent



Ground Floor  
Approximate Floor Area  
694.27 sq ft  
(64.50 sq m)

Approximate Gross Internal Area = 64.50 sq m / 694.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.