



Roundhill Crescent, BN2

Guide Price £800,000-£825,000

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## INTRODUCING

# Roundhill Crescent, BN2

4 Bedrooms | 2 Bathrooms | 1 Reception Room | 1585 Sq Ft |

With its iconic red telephone box and elegant Victorian façade, it is no surprise this house has featured in several local artworks and has even made the news! Sitting in one of the most popular conservation areas for families and professionals alike, Roundhill is highly favoured due to its palpable sense of community, excellent school catchment and easy access to the city centre and Brighton Station. This property sits at the lower end of the hill, so the walk into the city is easy on the flat, and there are several options for transport taking you inland to the universities or into town and along the coast.

With plenty of kerb appeal, this terrace of town homes offers a unique cityscape curving up over the hill. This house stands out in coral pink, perfectly complementing its neighbours, with its architectural features picked out in immaculate white. It certainly has an air of grandeur, with its scale and beauty even more apparent as you step foot through the front door.

Ceilings soar within the ground floor, where original Victorian tiles adorn the entrance hall below your feet, while high above your head, the original corbels and cornicing remain. The first reception room faces east to bring in a beautiful morning light through its tall sash window. This room offers a versatile space with wood flooring and a striking marble fireplace; open to warm the room during the cooler seasons. It is ideally used as a dining room due to its hatch through to the kitchen, but it would also work as a sitting room or fourth bedroom depending on need as there is a second reception room on the first floor.





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Next door, the kitchen is generous for larger families, allowing ample storage and worktops space alongside some integrated appliances, leaving space for a freestanding fridge. It would also allow for a breakfast table below the window for informal meals, looking out to the external courtyard which offers a charming backdrop to the room.

Carpeted stairs rise to the first floor where an abundance of period features remain, to include grand fireplaces in both principal rooms. Spanning the front of the house, the main reception room boasts two full height sash windows framing views over the local landscape while bringing in natural light from the east. These first-floor rooms were always reserved as reception rooms for entertaining in style, but once again, it is a versatile room depending on the needs of the family.

Bedroom two sits to the rear of the building, looking out over the glorious rear garden with traditional wardrobes built-in to the alcoves, complementing gleaming wood floors. This is a fine size double room with space for a king bed and freestanding furnishings without compromising on floor space.

Heading out to the garden from the landing, you pass through a useful study space, ideally tranquil for working from home or studying for exams. The garden steps up through terraced levels, with dining or barbecue areas and a fishpond, all surrounded by mature greenery providing dappled shade in the height of summer. It is magical out here with an array of trees and plants bringing colour, scents and privacy to the space while allowing sunlight to filter through. Tucked away at the top of the garden is an outbuilding with glazed bi-folding doors, ideal for working from home or as a summer house.

Returning inside, there are two further generous double bedrooms on the second floor, both enjoying beautiful period features and varnished wood floors. From the principal bedroom to the front of the house, you now gain the most exquisite views across the rooftops opposite, towards Hanover and Elm Grove, below vast, open skies – a joy to wake up to each day, or for stargazing at night.

Bedroom two benefits from leafy garden views, and both rooms have easy access to the generous family bathroom. With a modern take on a period style, there is a roll top freestanding bath to while away the hours after a long week, or bathe little ones with plenty of space around it. A second beautifully styled, Moroccan shower room sits to the rear of the ground floor, ideal when time is of the essence. The utilities and airing cupboard are also housed in here.

There is also a large loft space, ideal for storage or potentially for conversion subject to permissions and conservation area regulations.





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### Vendors' Comments:

"This has been a wonderful family home for us for many years. The location cannot be better for families with children of all ages as the schools in catchment are excellent and older children can walk into the city or to the parks with ease. There is a vibrant community in Roundhill too, which we will miss hugely."

### 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

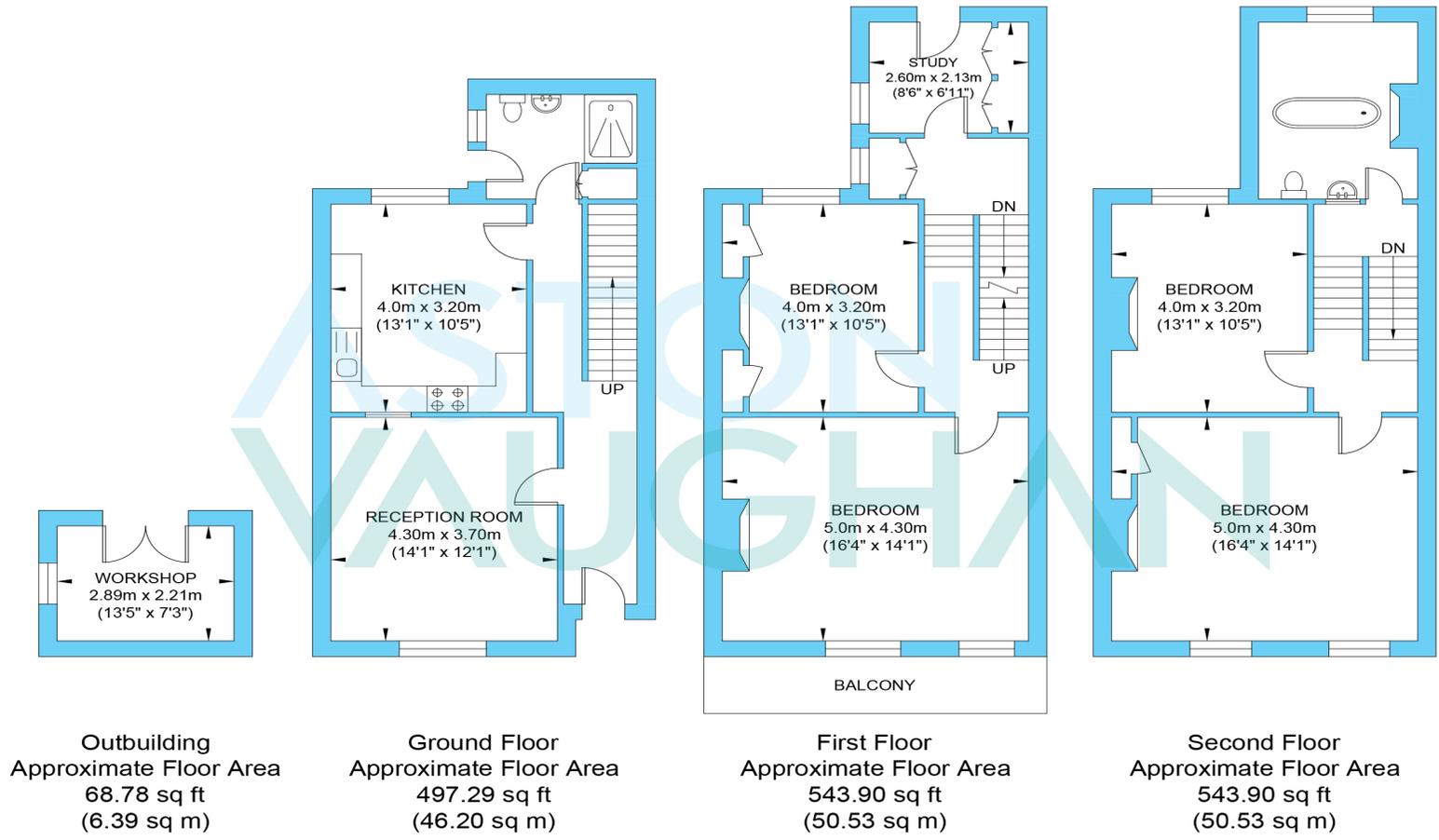
### Good to Know:

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, The Level Park 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 both Brighton Mainline and London Road 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.



# Roundhill Crescent



Approximate Gross Internal (Excluding Outbuilding) Area = 147.26 sq m / 1585.09 sq ft

