



# 106 Roedale Road, Brighton, BN1 7GD

£425,000 Freehold

Located in this POPULAR residential street, this delightful house offers a perfect blend of comfort & convenience. With two SPACIOUS reception rooms, this property provides ample space for both relaxation & entertaining guests. The inviting atmosphere is enhanced by the natural light that floods through the windows, creating a warm & welcoming environment. The house also features two well-proportioned bedrooms, ideal for a small family, a couple or even as a home office space. The location on Roedale Road offers a residential setting while still being close to the lively heart of the city. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents

Front door to:

### **Hallway**

Radiator, wooden floorboards, stairs rising to first floor, under stairs storage cupboards, wall mounted thermostat, doors to all rooms.

### **Lounge**

Square bay window to front, radiator, wooden floorboards, feature fireplace.

### **Dining Room**

Window to rear, wooden floorboards, picture rail, radiator, built in storage cupboard.

### **Kitchen**

Range of wall & base units with roll edged work surfaces over, inset sink drainer unit with mixer tap, inset 4 ring 'NEFF' hob with extractor over, integrated oven below, space for fridge/freezer, space for dishwasher, space & plumbing for washing machine, wall mounted 'Worcester' boiler, part tiled walls, laminate flooring, radiator, door to rear garden.

### **First Floor Landing**

Hatch to loft space, picture rail, doors to all rooms.

### **Bedroom**

3x windows to front, feature fireplace, built in wardrobe, picture rail, radiator, further built in cupboard.

### **Bedroom**

Window to rear, picture rail, feature fireplace, radiator.

### **Bathroom**

WC, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower unit, part tiled walls, laminate flooring, radiator, built in cupboard, window to rear with frosted glass.

### **Outside**

#### **Rear Garden**

Laid to lawn, variety of flowering shrubs.

#### **Total approx floor area**

76.2 sq.m. (820.6 sq.ft.)

#### **Council tax band C**

#### **Parking zone 14**

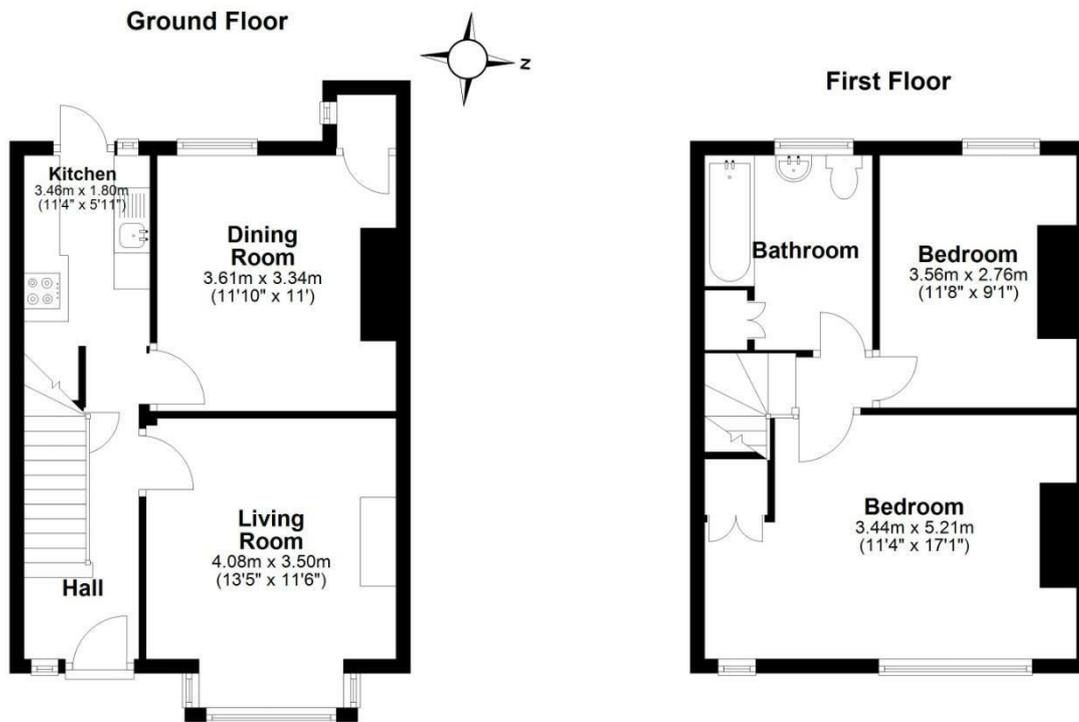
#### **V2**

*What the owner says:*

*"We love the fact that we can easily walk or bus into town and walk out to the South Downs. The shops just around the corner are so useful (pharmacy, post office and convenience store) with a plant based refill community shop a few minutes walk away plus all the shops at Fiveways!*

*Waking up to the sun in the kitchen and back room and being cosy in front of the fire in the evenings are just two of many reasons we have stayed here so long."*

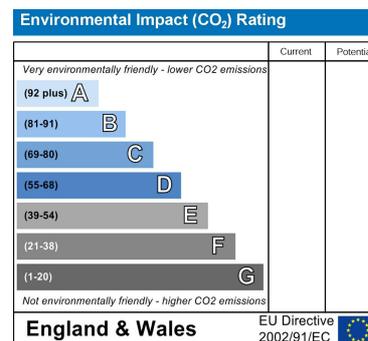
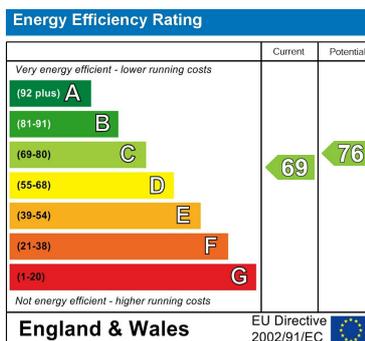




Total area: approx. 76.2 sq. metres (820.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Roedale Road



#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

### COVERING THE CITY

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