72 Roedale Road, Brighton, BN1 7GB

£450,000 Freehold

Beautifully modernised by the current owners is this STYLISH 2 double bedroom home offering contemporary living in a POPULAR residential area close to local shops, amenities and well regarded schools. Highlights include a STUNNING OPEN PLAN MODERN kitchen/diner, a SMART UPDATED BATHROOM and two well-proportioned bedrooms. The property also features a lawned rear garden perfect for relaxing or entertaining. Immaculately presented throughout, this standout home represents a rare opportunity in a highly desirable location. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents

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Front door to:

Porch
Windows to front, tiled flooring, door to:

Hallway
Wood effect flooring, radiator, stairs rising to first floor, 2 x understairs storage cupboards, doors to all rooms.

Lounge
Wood effect flooring, radiator, square bay window to front with fitted shutters, 2 x built in storage cupboards.

Open Plan Kitchen/Dining Room

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset ceramic 1.5 bowl sink drainer unit with mixer tap, integrated drinks fridge, integrated slimline 'Hisense' dishwasher, inset 'Hisense' induction hob with extractor over, integrated 'BOSCH' oven below, space for fridge/freezer, space & plumbing for washing machine, recessed spotlights, wood effect flooring, part tiled walls, French casement window to rear.

Dining Area
Radiator, wood effect flooring, recessed spotlights, French doors to rear garden, door to:

Cloakroom
WC with concealed cistern & push button flush, wash hand basin with mixer tap, ladder style heated towel rail, extractor fan, recessed spotlights, part tiled walls, wood effect flooring, window to side.

First Floor Landing
Hatch to loft space, wood effect flooring, doors to all rooms.

Bathroom
WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, freestanding bath with mixer tap & hand held attachment, shower cubicle with rainfall style shower over, ladder style heated towel rail, recessed spotlights, extractor fan, part tiled walls, tiled floor, window to rear with frosted glass.

Bedroom
Radiator, window to rear, picture rail, built in wardrobe.

Bedroom
Radiator, window to front, picture rail, opening to wardrobe space.

Outside

Rear Garden
Laid to lawn with 2 patio seating areas, flower & shrub borders, storage shed, enclosed by timber fencing.

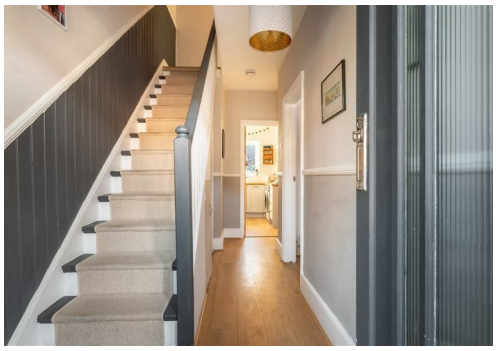
Total approx floor area
81.3 sq.m. (874.9 sq.ft.)

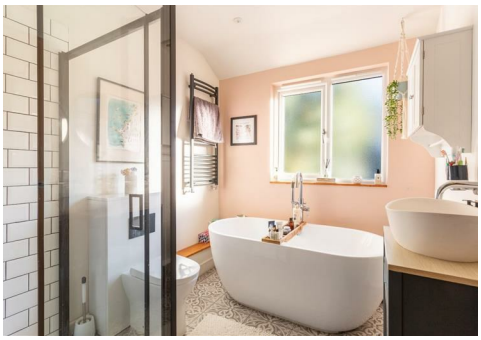
Council tax band C

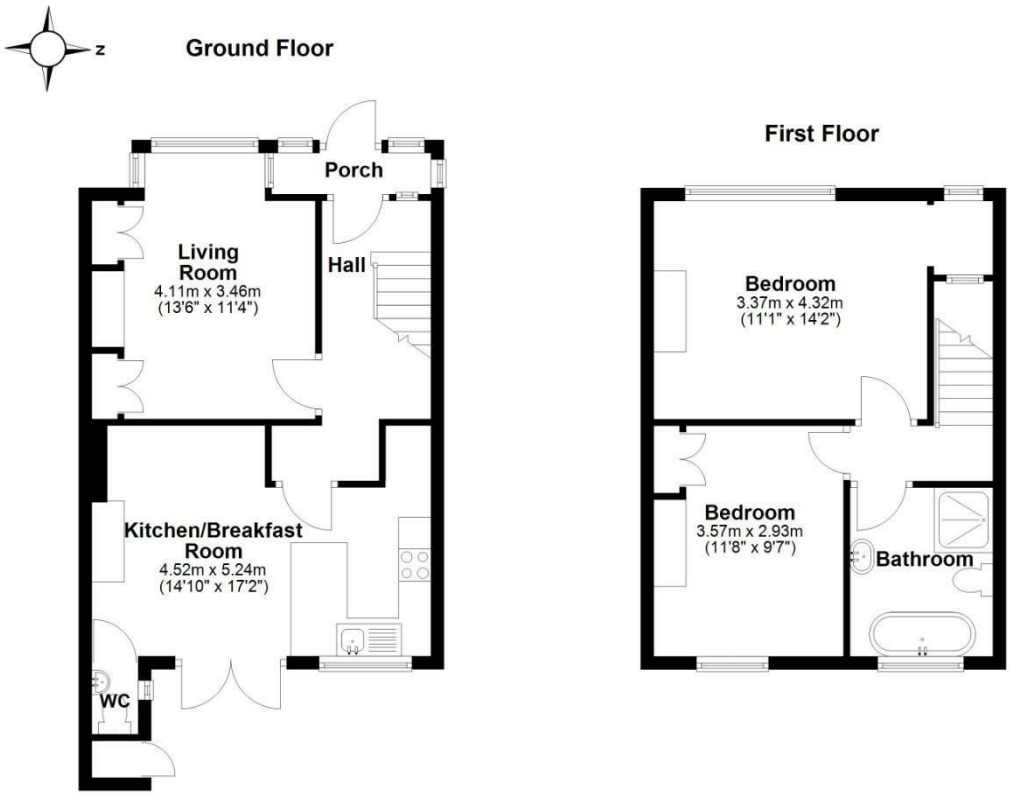
V1

What the owner says:

"We have truly loved living here and embracing everything the area has to offer. From morning coffees at The Flour Pot and local shopping at Aldi, to seaside runs, swims in the sea, and watching the sunset from Hollingbury Woods, it has been a wonderful place to call home. Being so close to both Brighton and the South Downs makes it ideal for enjoying the outdoors, and the garden has been a real retreat for us. We would happily stay if we could, and hope the next owners enjoy it just as much as we have."



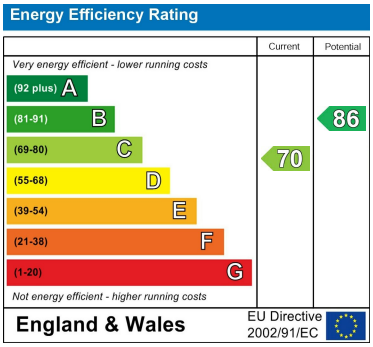


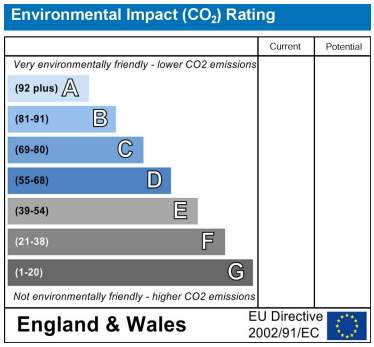


Total area: approx. 81.3 sq. metres (874.9 sq. feet)

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
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