



## 86 Roedale Road, Brighton, BN1 7GD

£500,000 Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\*

Nestled in the SOUGHT AFTER Roedale Road, this charming 4 bedroom END OF TERRACE house presents an excellent opportunity for those seeking a comfortable and contemporary home. The property has been extensively refurbished throughout & is situated in a POPULAR residential location, making it ideal for families and professionals alike. The SPACIOUS layout of the house offers a welcoming atmosphere, with light-filled rooms that enhance the sense of space and comfort. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D59 Exclusive to Maslen Estate Agents.

**maslen**  
DAVID MASLEN ESTATE AGENTS

Front door to:

### Hallway

Window to front with frosted glass, laminate flooring, radiator, stairs rising to first floor, 2 x under stairs storage cupboards housing 'Worcester' boiler & electric meters, doors to all rooms.

### Lounge

Square bay window to front, radiator.

### Kitchen

Range of wall, base & drawer units with work surfaces over, inset stainless steel single drainer sink with mixer tap, integrated dishwasher, integrated fridge freezer, integrated oven, inset hob with extractor over, lam floor, recessed spotlights, upright radiator, built in cupboard with space & plumbing for washing machine, opening to:

### Dining Area

Wood effect flooring, recessed spotlights, windows to side & rear, French doors to rear garden, door to:

### Cloakroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, recessed spotlights, laminate flooring, wall mounted extractor fan.

### First Floor Landing

Stairs rising to second floor, window to side, doors to all rooms.

### Bedroom

Window to rear, radiator.

### Bedroom

Window to rear, radiator.

### Bedroom

Window to front, radiator.

### Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with wall mounted shower, ladder style heated towel rail, window to front with frosted glass, ceiling mounted extractor fan, tiled flooring, tiled walls.

### Second Floor Landing

Door to:

### Bedroom

Velux window to front, window to rear, radiator, recessed spotlights, door to:

### En-Suite Bathroom

WC with push button flush, panelled bath with mixer tap, wall mounted shower over, glass shower screen, wash hand basin with mixer tap & vanity storage below, recessed spotlights, fully tiled walls, tiled floor, ladder style heated towel rail, window to rear with frosted glass.

### Outside

#### Front Garden

Area laid to shingle with pathway to front door.

#### Rear Garden

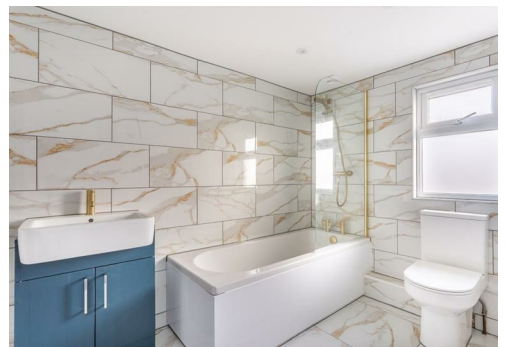
Laid to patio with lawned section, enclosed by timber fencing, side access.

### Total approx floor area

119.2 sq.m. (1283.2 sq.ft.)

### Council tax band D

### V1

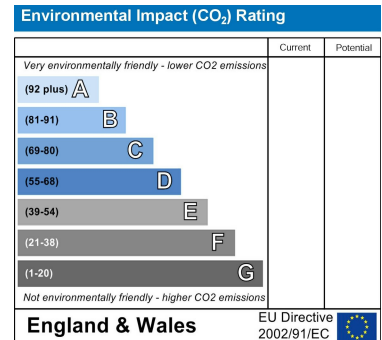
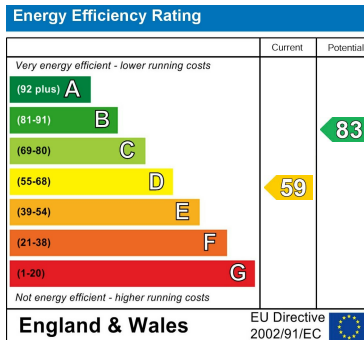




Total area: approx. 119.2 sq. metres (1283.2 sq. feet)

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.

**Roedale Road**



**IMPORTANT**

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**COVERING THE CITY**

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