



86 Roedale Road, Brighton, BN1 7GD

£500,000 Freehold

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.

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.

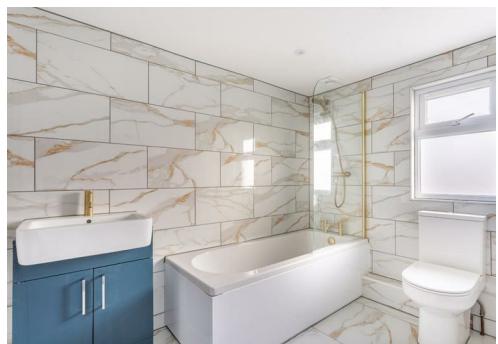
Rear Garden

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

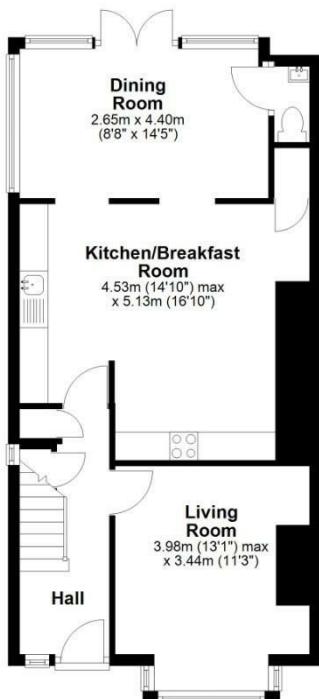
Total approx floor area

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

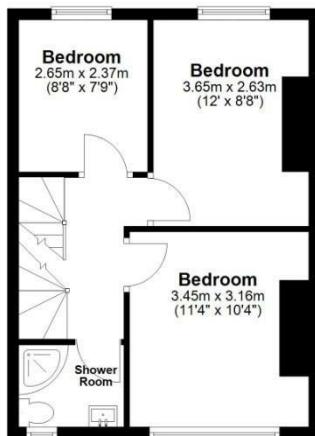
Council tax band D



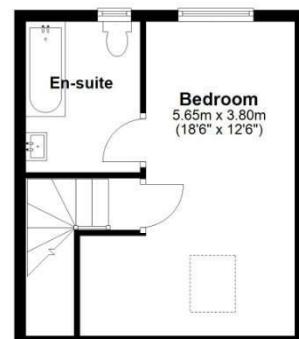
Ground Floor



First Floor



Second Floor



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.

Plan produced using PlanUp.

Roedale Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. 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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