

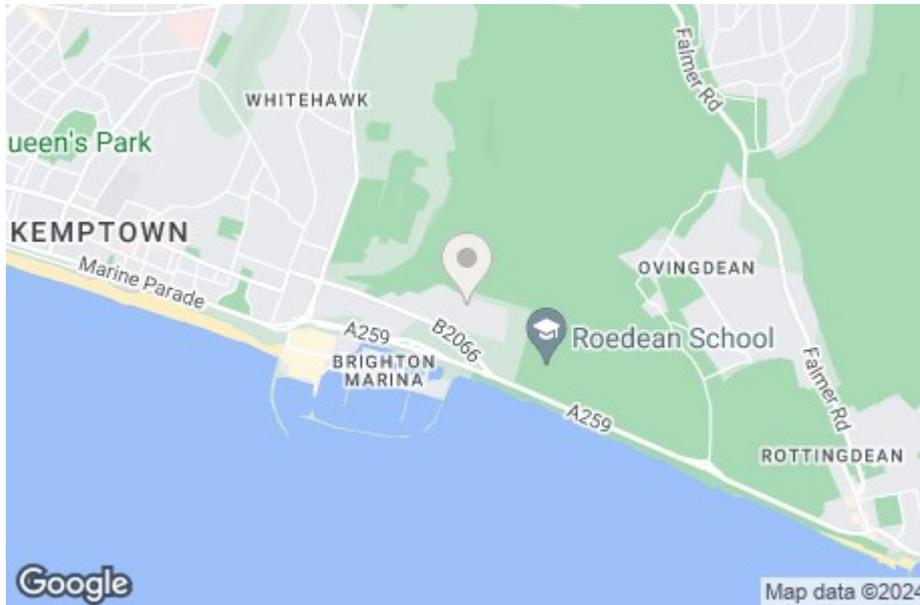


31 Roedean Crescent, Brighton, BN2 5RG

£6,000

Mishon Welton Letts are excited to offer this six bedroom unfurnished detached home with outdoor heated swimming pool, double garage and driveway. The property comprises open plan lounge/dining room with wood floors and casement doors out to a private front terrace area. Separate luxury fitted kitchen with breakfast bar and appliances including integrated hob and double oven, coffee machine, American style fridge/freezer and smeg dishwasher, ample wall and base units, amazing views over the rear garden. Utility room with plumbing and space for appliances, study room and cloakroom also complete the ground floor level. First floor level five bedrooms with three having en suites. Top floor level with Master bedroom having dressing room, en suite bathroom with shower cubicle and corner bath. The rear garden has a heated swimming pool and patio dining area, and lovely lawned rear garden that backs onto the downs, available July
Council Tax band G

31 Roedean Crescent, Brighton, BN2 5RG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
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	

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.