



**90 Roedale Road, Brighton, BN1 7GD**

**BEAUMONTS**  
ESTATE AGENTS





## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Hall under stair store cupboard \* West Facing Bay Fronted Living Room \* Dining Room \* Fitted kitchen \*

**FIRST FLOOR:** Two Bedrooms \* Spacious Family Bathroom with white suite \*

**OUTSIDE:** Enclosed rear garden with storage unit

### ***GAS CENTRAL HEATING & DOUBLE GLAZING***

A bay fronted two-storey mid-terraced house offering spacious and versatile accommodation in need of some improvement.

The property features a bright West-facing living room, separate dining room, and a fitted kitchen on the ground floor. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a rear garden and front garden.





Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

**Local Information**

Downs Junior & Infants Schools	1.1 miles
Hertford Road Primary	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles
Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles
Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles

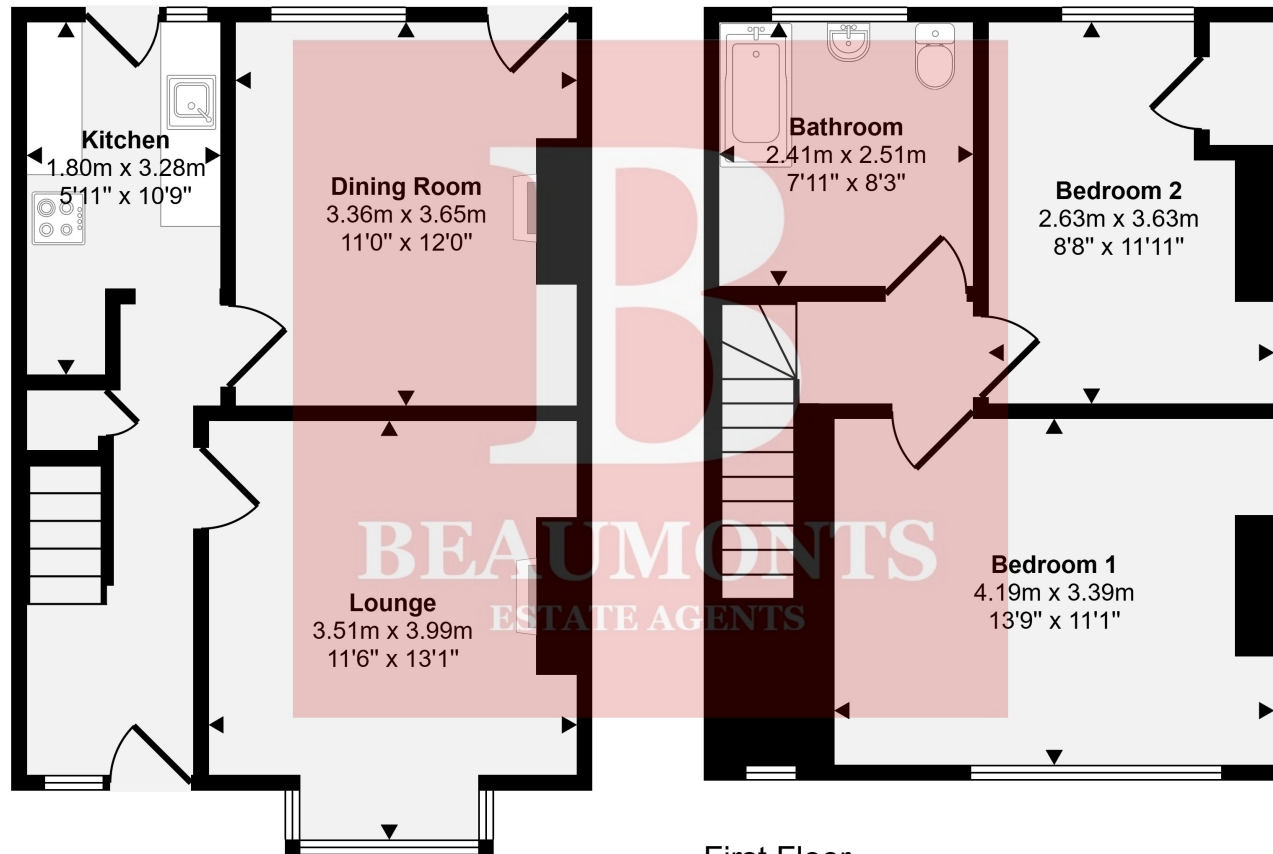
*All distances approximate*

Council Tax Band    C  
On street parking





Approx Gross Internal Area  
76 sq m / 821 sq ft



First Floor  
Approx 38 sq m / 405 sq ft

Ground Floor  
Approx 39 sq m / 416 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**BEAUMONTS**  
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
**01273 550881**  
[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.