

Roedean Court, Roedean Road, Brighton, BN2 5RT

welcome to

Roedean Court Roedean Road, Brighton

A spacious two-bedroom mid-floor apartment in the sought-after Roedean area of Brighton, offering a large lounge/dining room, separate kitchen, communal gardens and a garage en bloc. Ideally located close to the South Downs, seafront and Brighton Marina.



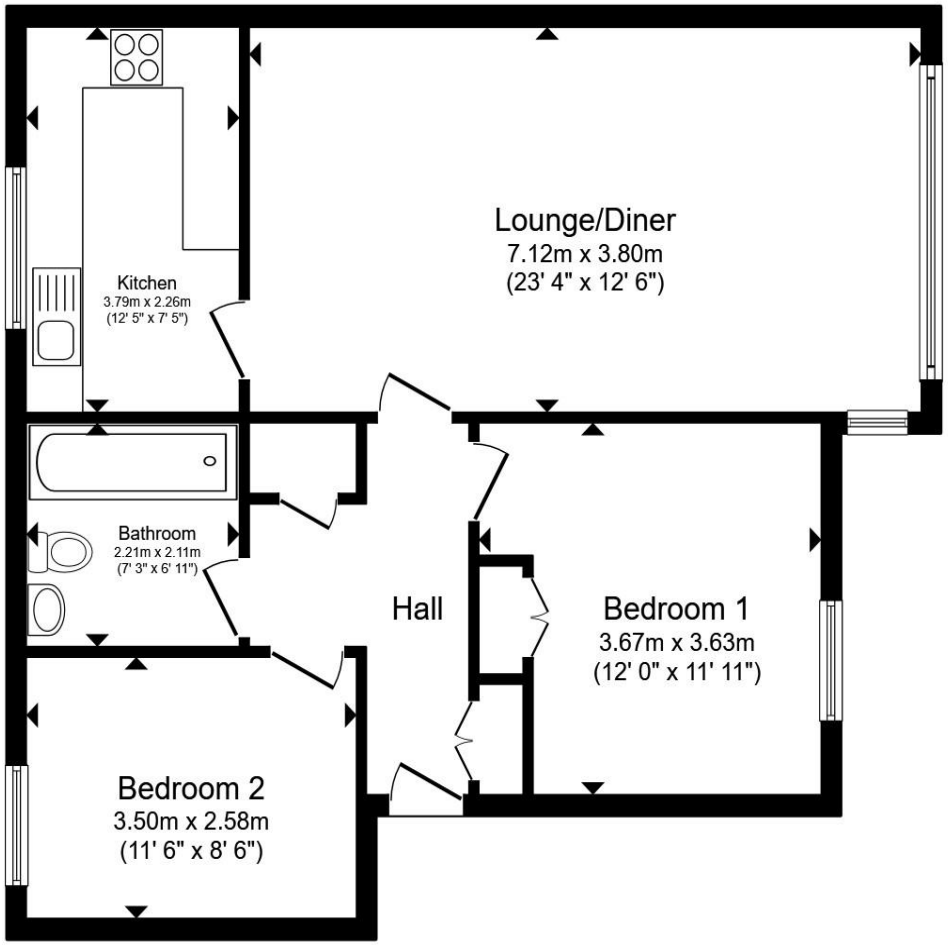












Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

Situated in the highly sought-after Roedean area of Brighton, this spacious mid-floor apartment offers well-balanced accommodation extending to approximately 775 sq. ft. and benefits from a garage en bloc, attractive communal gardens and a superb coastal location.

The property features a generous 23' lounge/dining room, providing an excellent space for both relaxing and entertaining, with large windows allowing plenty of natural light to flood the room. The separate fitted kitchen offers ample worktop and storage space and enjoys a practical layout.

There are two well-proportioned bedrooms, including a spacious principal bedroom with fitted storage, while the second bedroom would make an ideal guest room, home office or dressing room. A family bathroom and additional storage cupboards complete the accommodation. Externally, residents can enjoy well-maintained communal gardens, creating a pleasant outdoor environment, while the property also benefits from a garage en bloc, providing secure parking or valuable additional storage.

Roedean Court is ideally positioned close to the South Downs, scenic coastal walks and Brighton Marina, with Brighton city centre easily accessible. The nearby seafront, local amenities and excellent transport links make this an ideal purchase for first-time buyers, downsizers and investors alike.

welcome to

Roedean Court Roedean Road, Brighton

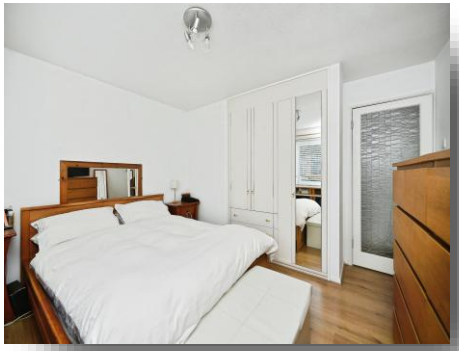
- Spacious mid-floor apartment
- Two double bedrooms
- Generous 23' lounge/dining room
- Approx. 775 sq. ft. of accommodation
- Garage en bloc

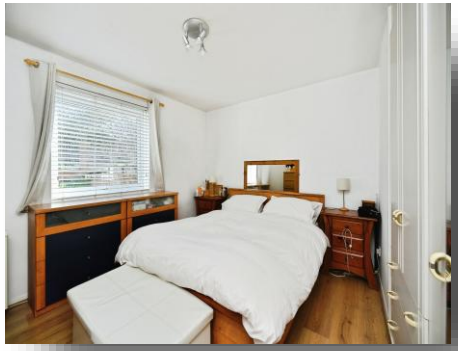
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1488.97
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Jul 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£310,000









Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk

The Property Ombudsman

Property Ref:
KET108553 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01273 688148

kemptown@fox-and-sons.co.uk

9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.