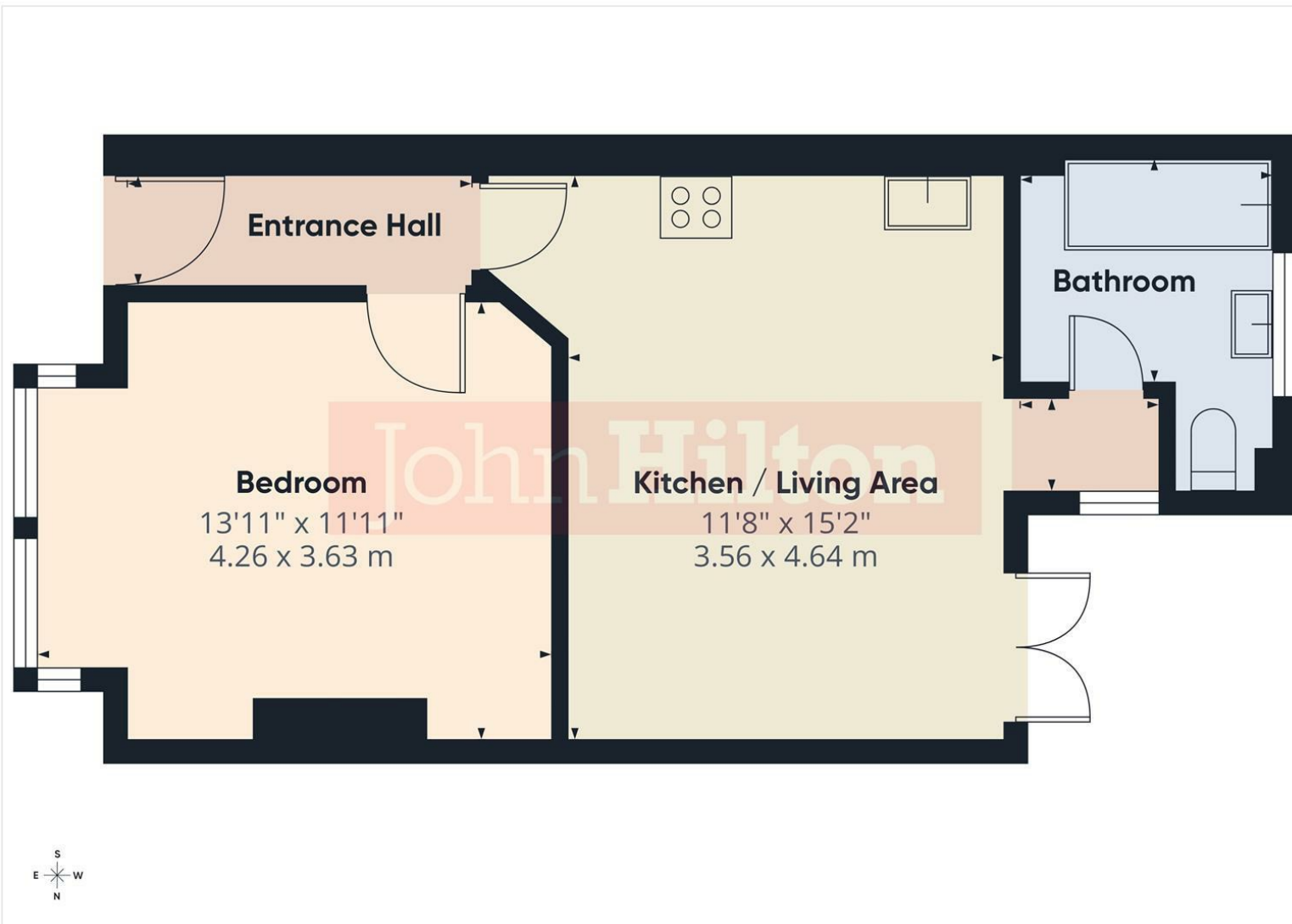


JohnHilton

JohnHilton

Est 1972



Total Area Approx 428.00 sq ft

15A Roedale Road, Brighton, BN1 7GB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£230,000
Leasehold - Share of Freehold

view all our properties at:
www.johnhiltons.co.uk





15A Roedale Road Brighton BN1 7GB

This charming one-bedroom period conversion occupies the entire lower ground floor of an Edwardian house and is offered to the market with a 50% share of freehold and no onward chain.

Boasting its own private entrance, the property features an open-plan modern fitted kitchen and lounge area with French doors which connect directly onto a private, West-facing rear garden, complete with a generous lawn and a paved patio, perfect for afternoon and evening sun.

A comfortably sized double bedroom and a bathroom with tub and openable window complete the accommodation.

The property is favourably positioned to the lower end of Roedale Road in the increasingly popular Hollingdean district of Brighton. Ideally located for ease of access to a local parade of shops, a lovely local community pub serving food, and the city centre, with regular bus services nearby.



- NO ONWARD CHAIN
- Hollingdean
- 50% Share of Freehold
- Very Long Lease
- Private Entrance
- Private West-Facing Rear Garden
- Open-Plan Kitchen/Lounge
- French Doors onto Garden
- Double-Glazed Throughout
- Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**