

# ROEDALE COURT BRIGHTON BN1 7GR



Estate Agents



£190,000 LEASEHOLD

Roedale Court is a block of purpose-built flats located just off Upper Hollingdean Road. The area is ideal for young professionals keen to get on to the property ladder with excellent transport links to the city centre, as well as good local amenities. Comprehensive shopping facilities can be found nearby on Lewes Road, while local shops can be found a short stroll away in 'The Dip' or at Fiveways. There are also a number of highly regarded pubs and cafes in the area.

The flat itself is located on the top floor of this purpose-built block of flats. Access is from a well-maintained communal stairwell into a smart hallway with all rooms located off this. To the front is a well-proportioned and bright living room which offers plenty of space for a dining table. There is access from the lounge to the west facing balcony which is a terrific spot to enjoy the evening sun. Across the hall is the kitchen which has been tastefully finished with an excellent range of wall and base units providing ample storage. At the end of the hall is the bedroom; a superb double finished in calming tones. The accommodation is completed by the bathroom which has been fitted with a smart white suite, while the striking flooring adds a contemporary flourish.

SALES | LETTINGS | VALUATIONS



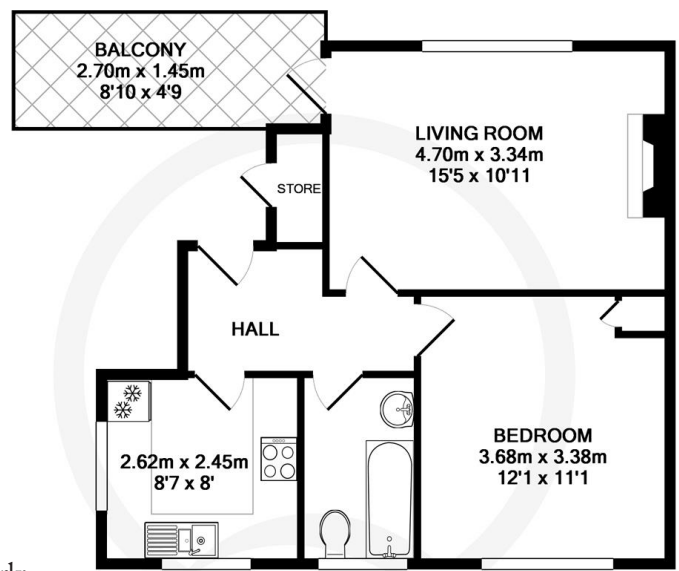
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## In The Know...

Area:	The Dip
Council Tax:	Band A
EPC Rating:	C69
Floor Area:	44.9sqm (approx.)
Lease Length:	106 years*
Maintenance:	£529.20pa*
Ground Rent:	£10pa*
Station:	London Road (0.5 miles); Brighton (1.1 miles)
Bus Stop:	Roedale Road (15m)
Parking:	Free on-street
Local shop:	Corner News (220m)
Supermarket:	Sainsbury's, Lewes Road (600m)
Local Gems:	Jolly Brewer; Ravens Bakery; Blakers Park; The Roundhill; Frydays Fish Bar

\*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



TOTAL APPROX. FLOOR AREA 44.9 SQ.M. (484 SQ.FT.)



# BEST

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SALES

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### Disclaimer

Floorplan for Illustration Purposes Only – Not To Scale. This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let.

Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.