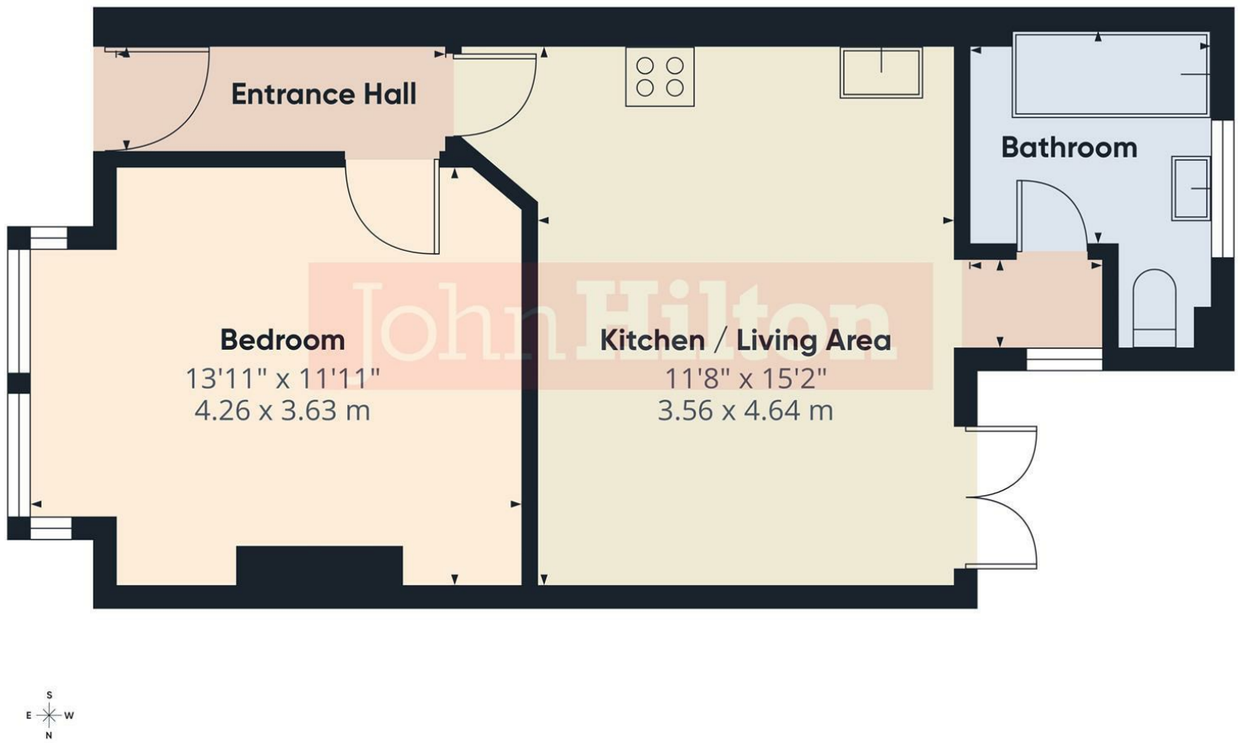
John Hilton

John Hilton

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

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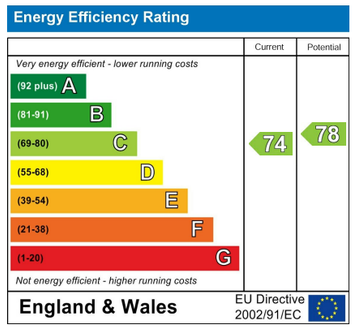
This charming one-bedroom period conversion occupies the entire lower ground floor of an Edwardian house and is offered to the market with a 50% share of freehold and no onward chain.

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.

DISCLAIMER:
The property is currently furnished, however, images of the kitchen/living space and bedroom have been digitally altered to show those spaces without furniture.



Council Tax Band: **A**

- 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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton