



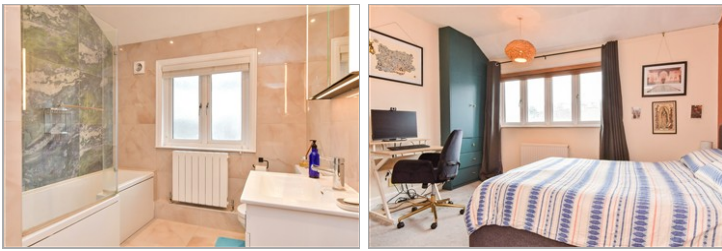
Guide Price
£475,000

Freehold

2x  1x  1x 

**Roedale Road, Brighton,
East Sussex, BN1**

cubitt&west
Helping you move forwards



Main features

- Well-presented home in Hollingdean
- Welcoming community, close to Fiveways
- Popular with families, good schools within walking distance and local parks too
- Rear garden
- Brighton city centre is easily accessed

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'0 into bay x 11'7 (3.97m x 3.53m)

Dining Area: 12'0 x 10'10 (3.66m x 3.30m)

Kitchen/Breakfast Room : 21'0 x 6'9 (6.41m x 2.06m)

FIRST FLOOR

Landing

Bedroom 1: 14'1 x 11'0 (4.30m x 3.36m)

Bedroom 2: 12'0 x 8'8 (3.66m x 2.64m)

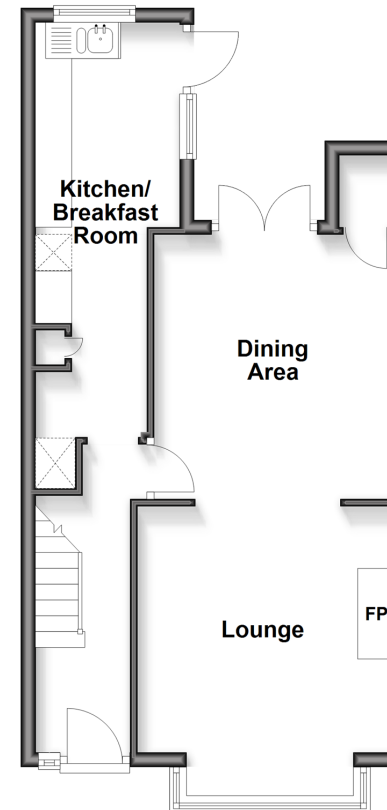
Bathroom

OUTSIDE

Front & Rear Garden

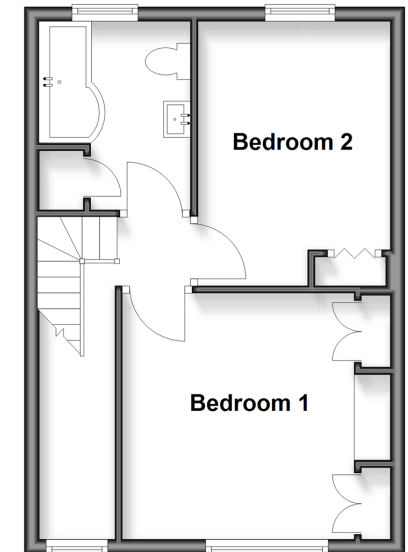
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



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Call Fiveways - 01273 564444 ■ cubittandwest.co.uk