



7 Rotherfield Crescent, Hollingbury, Brighton, BN1 8FF

**Spencer
& Leigh**

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Offers In Excess Of £500,000 - Freehold

- Semi detached extended family home
- Four bedrooms
- Large kitchen/dining room with vaulted ceilings
- Well presented throughout
- F/f bathroom and g/f cloakroom/WC
- Stunning views of South Downs
- Large hardstanding for multiple vehicles
- Popular residential location
- Viewing strongly advised
- Exclusive to Spencer & Leigh

This stunning four-bedroom semi-detached home located in the tranquil neighbourhood of Rotherfield Crescent is a true gem. The property boasts a private hardstanding, which provides ample space for multiple vehicles and offers breathtaking far-reaching views of the surrounding areas. Upon entering the home, you will be immediately impressed by the good presentation and attention to detail throughout. The spacious living room is perfect for entertaining guests and features large windows that allow for plenty of natural light to enter, providing a warm and welcoming atmosphere. The kitchen is at the rear overlooking the garden and offers ample space for cooking and dining. Upstairs, you will find three of the four generously sized bedrooms. The fourth bedroom is on the ground floor and offers excellent space and easily doubles as a bedroom or office space. The family bathroom is also positioned on the first floor and features a shower over the bath. The private garden is well-maintained and offers a peaceful retreat to relax in after a long day. Overall, this property is perfect for families and professionals alike, offering a comfortable and luxurious living experience in a highly sought-after location.



Rotherfield Crescent is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 16'8 x 9'10
 Dining Room
 16'8 x 9'2
 Kitchen
 20'11 x 10'5
 G/f Cloakroom W/C
 G/f Bedroom
 14'9 x 10'5
 Stairs rising to First Floor

Bedroom
 12'9 x 10'5
 Bedroom
 10'5 x 10'5
 Bedroom
 10'2 x 7'6

Family Bathroom
 OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Off road parking and un-restricted on street parking

Broadband: Standard 4 Mbps, Superfast 95 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	

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Rotherfield Crescent



Ground Floor
Approximate Floor Area
840.55 sq ft
(78.09 sq m)

First Floor
Approximate Floor Area
447.77 sq ft
(41.60 sq m)

Approximate Gross Internal Area = 119.69 sq m / 1288.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.