

**Spencer
& Leigh**



4 Rotherfield Close, Hollingbury, Brighton, BN1 8FJ

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Guide Price £450,000 - £475,000 Freehold

- Extended family home
- Three good size bedrooms
- Well presented throughout
- Modern fitted kitchen with high gloss units
- Separate utility room
- Quiet cul-de-sac location
- Tiered rear garden with patio, & lawn areas with gates access
- Internal inspection highly recommended
- Private hard standing at the front
- Exclusive to Spencer & Leigh

GUIDE PRICE £450,000 - £475,000

This charming extended property is located in the peaceful Rotherfield Close, Hollingbury, Brighton. This delightful house boasts a well-presented interior, perfect for those seeking a comfortable and inviting living space.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features three generously sized bedrooms, offering ample space for a growing family or those in need of a home office or guest rooms.

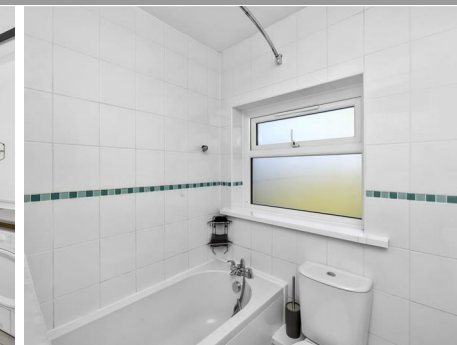
The modern fitted kitchen/dining room is a highlight of this home, providing a stylish and functional space for cooking and dining. Further benefits include a separate utility room for those noisier appliances. The property also benefits from a bathroom, ensuring convenience for all residents.

Situated in a quiet close, this residence offers a tranquil environment away from the hustle and bustle of the city. With parking available for one vehicle at the front of the property, you can enjoy the convenience of having your own designated parking space.

Don't miss the opportunity to make this house your home. With its desirable location, well-maintained interior, and practical features, this property is sure to appeal to those looking for a comfortable and welcoming place to call their own.



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
 Lounge
 14'1 x 10'2
 Kitchen/Dining Room
 22'7 x 16'
 Utility Room
 5'10 x 4'3
 Stairs rising to First Floor

Bedroom
 16' x 10'9

Bedroom
 14'1 x 10'2

Bedroom
 9'2 x 7'10

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 an un-restricted on street parking

Broadband: Standard 3Mbps, Superfast 35Mbps & Ultrafast

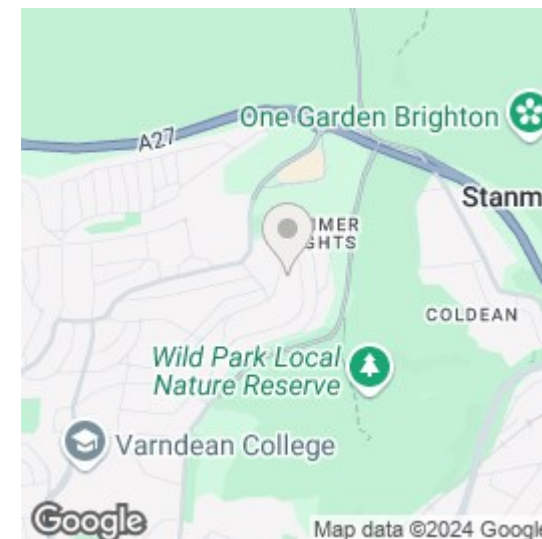
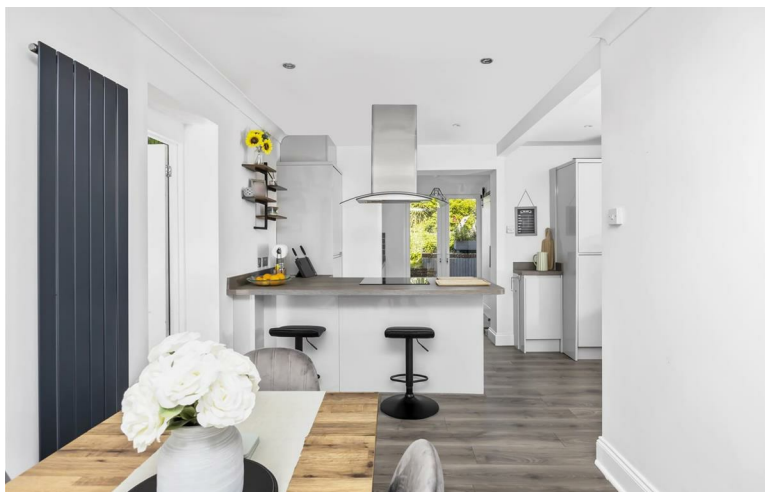
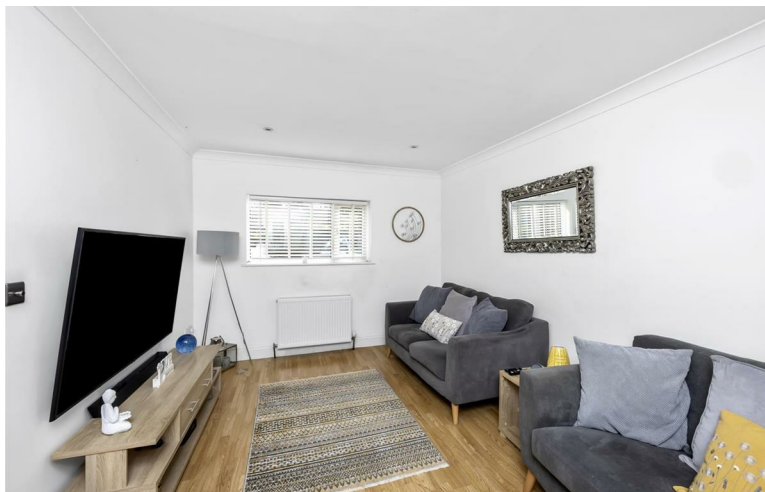
1000Mbps available (OFCOM checker)

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		87
(69-80) C	74	
(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 Close



Ground Floor
Approximate Floor Area
609.88 sq ft
(56.66 sq m)

First Floor
Approximate Floor Area
512.03 sq ft
(47.57 sq m)

Approximate Gross Internal Area = 104.23 sq m / 1121.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.