

34 Rotherfield Crescent, Brighton, BN1 8FQ

Spencer
& Leigh



34 Rotherfield Crescent,
Brighton, BN1 8FQ

Guide Price £400,000 - £425,000 Freehold

- Three bedroom semi-detached house
- Double aspect living/dining room
- Fitted kitchen with built in double oven and gas hob
- Downstairs cloakroom, upstairs fitted shower room
- Large laid to lawn rear garden and decked seating area
- Beautiful views towards the South Downs
- Great potential to extend and improve
- Close by to Carden Primary School
- Vendor suited
- Exclusive to Spencer and Leigh

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Situated in the popular Hollingbury area is this three-bedroom semi-detached house that offers a wonderful opportunity for those with a vision for transformation. Boasting a spacious 956 sq ft, this property features a double aspect living/dining room, a separate kitchen/breakfast room, downstairs cloakroom and an upstairs shower room.

Although in need of modernisation, this house presents great potential for creating a dream home. Imagine the possibilities with two outbuildings that have the potential to be converted and a large laid to lawn rear garden awaiting your personal touch.

One of the highlights of this property is the beautiful views towards the South Downs, providing a picturesque backdrop to everyday life. Additionally, there is free on street parking which ensures convenience in this sought-after location.

Don't miss out on the chance to turn this diamond in the rough into a gem of a home. Embrace the opportunity to make this property your own and create a space that reflects your style and taste.



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/Dining Room
 16'11 x 15'6
 G/f Cloakroom
 Kitchen/breakfast room
 10'6 x 10'3
 Stairs rising to First Floor
 Bedroom
 15'7 x 9'9
 Bedroom
 10'9 x 10'4
 Bedroom
 10'5 x 6'11
 Family Shower Room/WC

OUTSIDE

Rear Garden
 Store
 13'1 x 5'6

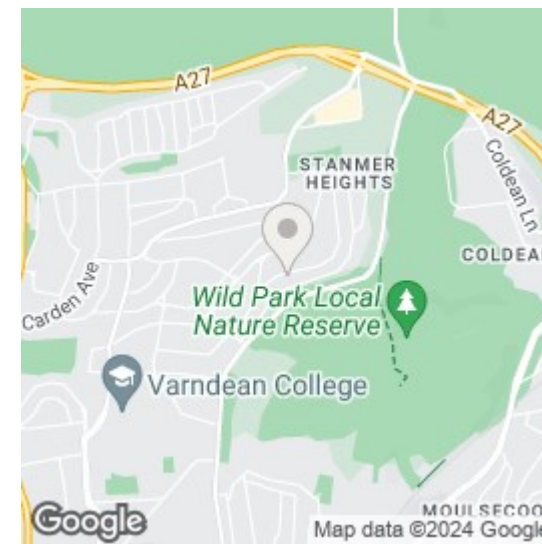
Property Information

Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 4 Mbps, Superfast 101 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
 Mobile: Fair/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.

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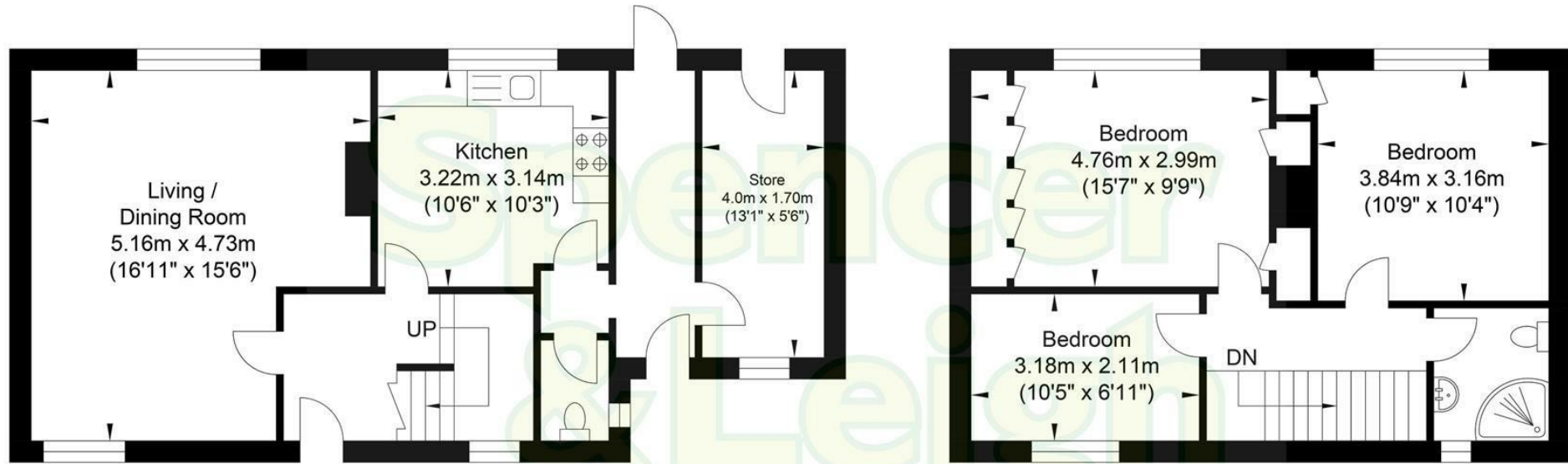
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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
576.29 sq ft
(53.54 sq m)

First Floor
Approximate Floor Area
447.13 sq ft
(41.54 sq m)



Approximate Gross Internal Area = 95.08 sq m / 1023.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.