

Spencer
& Leigh



27 Rotherfield Crescent, Brighton, BN1 8FF

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Guide Price £500,000 - £550,000 Freehold

- Well presented extended family home
- Three double bedrooms
- 16' Main bedroom with en-suite shower room
- 17' Kitchen/dining room
- F/f family bathroom and G/f cloakroom/WC
- Converted garage with storage & utility room/office at the rear
- Desirable residential location in Hollingbury
- 15' Conservatory overlooking rear garden
- Landscaped rear garden with far reaching views
- Internal inspection highly recommended

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This deceptively spacious extended family home with two reception rooms and a 17' kitchen/dining room is offered for sale in immaculate condition throughout. As you walk through the front door, you are immediately greeted by a light and airy entrance hall that leads to all of the principal ground-floor rooms. The conservatory at the rear is a true delight, overlooking the rear garden and having far-reaching views. We particularly like the easy access to the converted garage from the hallway that provides storage and an office/utility space. Additionally, on the ground floor, you will find the separate formal living room and kitchen/dining room and useful cloakroom/WC. Stairs rise to the first floor, where you will find three double bedrooms, with the master suite measuring an impressive 16' with a beautiful en-suite shower room. Parking is provided by a private driveway leading to the converted garage. Internal inspection is highly recommended to appreciate this tardis-like home!



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
Sitting Room
12'11 x 11'10
Kitchen/Dining Room
17'8 x 9'6
Conservatory
15'9 x 11'11
G/f Cloakroom
Utility Room
10'11 x 8'2
Stairs rising to First Floor
Bedroom
16'10 x 14'9
En-suite Shower Room/WC
Bedroom
11' x 10'10
Bedroom
10'7 x 10'3
Family Bathroom
Separate Cloakroom
OUTSIDE
Rear Garden
Garage
8'2 x 7'4
Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Driveway and un-restricted on street parking
Broadband: Standard 4Mbps, Superfast 81Mbps & Ultrafast 1800Mbps 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.

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		
(55-68) D	62	
(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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Ground Floor
Approximate Floor Area
790.0 sq ft
(73.40 sq m)



First Floor
Approximate Floor Area
623.0 sq ft
(57.90 sq m)

Approximate Gross Internal Area (Including Garage) = 131.3 sq m / 1413.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.