

27 Rotherfield Crescent Brighton, BN1 8FF

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 farreaching 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 tardislike 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

Kitchen/Dining Room

17'8 x 9'6

Conservatory

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

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 81Mpbs & 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.

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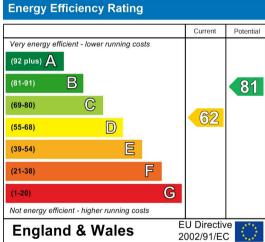








Council:- BHCC Council Tax Band:- C





Rotherfield Crescent



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.