



10 Chailey Avenue, Rottingdean, BN2 7GH

GUIDE PRICE £850,000 - £950,000

**Carruthers and Luck**  
Sales and Lettings





## 10 Chailey Avenue

### Rottingdean

A really spacious and well presented detached house situated in a sought after road. The house has been well looked after and offers very spacious and flexible accommodation.

The lounge/dining room is to the right and is a bright dual aspect room with views to the sea from the bay window at the front and views over the rear garden to the rear. The main lounge area has wood flooring and a central fireplace with a gas fire. A deep bay window offers superb views. An arch leads to the dining area where the wood flooring carries through from the lounge and there are sliding patio doors to the rear garden. Back in the hallway, to the left is a generous 2nd reception room/4th bedroom. This room also has a deep bay window with lovely views. The room also has an original Victorian style fireplace with a marble hearth. The room has picture and dado rails. The kitchen is to the rear of the house and has been recently replaced with a stunning high quality shaker style kitchen in a pastel grey colour with solid granite working surfaces. There is an extensive range of base cupboards and drawers with matching wall units above. The kitchen is fitted out with all appliances built in to include twin ovens, an electric induction hob, built in full height fridge and freezer and a dishwasher. The kitchen overlooks the rear garden and has a door out to a conservatory which also leads out to the garden.



**Carruthers and Luck**  
Sales and Lettings



# 10 Chailey Avenue

Rottingdean

ENTRANCE PORCH 12'5" x 7'9" (3.81m x 2.40m)

LOUNGE/DINING ROOM TOTAL MEASUREMENT 28'10" x 13'9" (8.56m x 4.23m)

LOUNGE AREA 16'2" x 13'9" (4.93m x 4.23m)

DINING AREA 12'2" x 10'5" (3.71m x 3.20m)

RECEPTION ROOM 2/BEDROOM 4 16'5" x 13'8" (5.02m x 4.20m)

CONSERVATORY 9'9" x 7'9" (3.01m x 2.40m)

RECEPTION ROOM 3 22'7" x 9'8" (6.91m x 2.98m)

KITCHEN 15'1" x 11'10" (4.60m x 3.38m)

GROUND FLOOR SHOWER ROOM

BEDROOM 1 18'5" x 10'5" (5.63m x 3.20m)

EN-SUITE BATHROOM 7'10" x 5'9" (2.16m x 1.79m)

BEDROOM 2 18'1" x 9'4" (5.51m x 2.86m)

EN-SUITE SHOWER ROOM 5'8" x 5'6" (1.76m x 1.70m)

BEDROOM 3 16'1" x 12'7" (4.90m x 3.87m)

GARDEN 46' x 32' (14.02m x 9.75m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook  
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



**CarruthersandLuck**  
SalesandLettings