



25 Burnes Vale, Rottingdean, BN2 7DW
£625,000

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SalesandLettings



25 Burnes Vale

Rottingdean

Beautiful flint fronted house in private gated close with windmill views. South facing lounge, conservatory, 2 double bedrooms, en-suite, 2 min to Rottingdean Village, no chain. Nestled in the idyllic setting of a private gated close with picturesque views of the charming windmill, this beautiful flint fronted house offers a serene and sought-after living environment.

Upon entering, you are greeted by a meticulously maintained interior that exudes warmth and comfort. The entrance hall is a good size and leads to a useful ground floor cloakroom/WC.

The South facing dual aspect lounge is flooded with natural light, creating a bright and airy atmosphere that is perfect for both entertaining and unwinding. The added feature of a conservatory overlooking the private garden provides a tranquil sanctuary to enjoy the changing seasons and weather.

The house has a spacious Kitchen Dining room. The kitchen is fitted with a range of modern shaker style units and includes built in appliances to include a gas hob, double oven, fridge/freezer and dishwasher. The dining area has plenty of space for a dining table and being south facing is a bright room. The dining room has a door to a quiet and private paved patio area which in turn leads to a private and well stocked rear garden.



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The property boasts two generously-sized double bedrooms, the main having its own en-suite shower room. The Second bedroom is a double room and the bathroom is a nice size.

This property is conveniently located just 2 minutes away from the historic Rottingdean Village, ensuring easy access to a plethora of amenities, including shops, parks, schools, access to the beach and undercliff walk. Public transport options provide easy access to Brighton City Centre. The gated close with block paved roads enhances security and privacy, creating a peaceful retreat from the bustling outside world.

ENTRANCE HALL

LOUNGE 15'8" x 10'10" (4.77m x 3.30m)

CONSERVATORY 12'2" x 9'6" (3.70m x 2.89m)

KITCHEN 10'8" x 6'7" (3.25m x 2.00m)

DINER 10'9" x 8'9" (3.27m x 2.66m)

BEDROOM 1 10'9" x 10'2" (3.27m x 3.09m)

EN-SUITE 8'1" x 4'4" (2.46m x 1.32m)

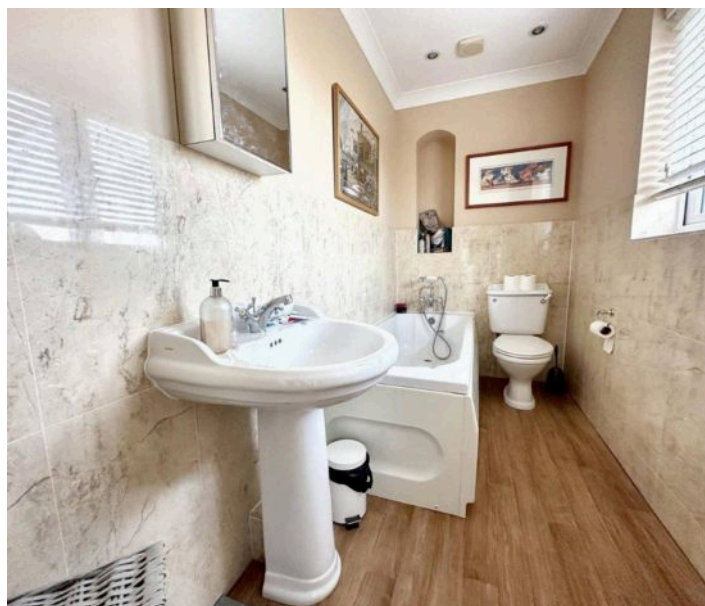
BEDROOM 2 11' x 10'10" (3.35m x 3.30m)

BATHROOM 10'2" x 4'8" (3.09m x 1.42m)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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