

Offers over £700,000 Freehold



3 Rosedene Close, Brighton,  
BN2 6LE



# 3 Rosedene Close, Brighton BN2 6LE

STUNNING 4 bedroom detached chalet bungalow which has been extensively refurbished & boasts PANORAMIC VIEWS towards the sea. Other features include OPEN PLAN lounge/kitchen/dining room with contemporary fitted kitchen with integrated appliances, 2 x luxury fitted bathrooms, SOUTHERLY FACING garden to front, rear garden & private driveway to garage. Located in a SOUGHT-AFTER cul-de-sac location. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents.



uPVC double glazed front door leading to:

### **Kitchen (being semi open plan to lounge area)**

Comprising an extensive range of white gloss & soft closing wall, base & drawer units with granite effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap & extended draining board, fitted eye level electric double oven & combi microwave/oven under, inset 5 burner 'NEFF' gas hob with stainless steel chimney style cooker hood over, integrated fridge/freezer, washing machine & dishwasher, breakfast bar, kick space heater, tiled flooring, central heating radiator, ceiling spotlights, uPVC double glazed window to rear overlooking rear garden, further uPVC double glazed window to side.

### **Lounge Area**

2 x contemporary upright central heating radiators, tiled flooring, southerly facing uPVC double glazed sliding doors to front with panoramic views to front & opening into front garden.

### **Inner Hallway**

Continuation of tiled flooring from kitchen, contemporary upright central heating radiator, ceiling spotlights, understairs storage space, stairs rising to first floor, door to:

### **Bedroom**

Central heating radiator, built in double wardrobe with sliding doors housing hanging rail & shelves, uPVC double glazed windows to front & side with panoramic views.

### **Bedroom**

Central heating radiator, built in double wardrobe with sliding doors housing hanging rail & shelves, uPVC double glazed window to side with panoramic views, further uPVC double glazed window to rear overlooking rear garden.

### **Bathroom**

Comprising panelled bath with central mixer tap & thermostatically controlled rainwater style shower unit over, vanity unit with inset wash hand basin, heated towel rail, tiled flooring, ceiling spotlights, uPVC double glazed window with frosted glass to rear.

### **Separate W.C.**

Low level close coupled push button W.C., central heating radiator, tiled flooring, uPVC double glazed window with frosted glass to rear.

### **First Floor Landing**

Ceiling spotlights, uPVC double glazed window to front with panoramic views towards the sea.

### **Bedroom**

2 x central heating radiators, ceiling spotlights, uPVC double glazed window to front with panoramic views towards the sea, porthole style uPVC double glazed window to side with panoramic views, further uPVC double glazed window to rear overlooking rear garden.

### **Bedroom**

2 x central heating radiators, ceiling spotlights, uPVC double glazed window to front with panoramic views towards the sea, uPVC double glazed window to rear overlooking rear garden.

### **Family Bathroom/W.C.**

Comprising panelled corner bath with mixer tap, separate walk in shower with thermostatically controlled rainwater style shower unit, 2 x double vanity units with inset wash hand basins & mixer taps, low level push button W.C. with concealed cistern, heated towel rail, tiled flooring, ceiling spotlights, uPVC double glazed window with frosted glass to rear.

### **Outside**

#### **Front Garden**

Attractive southerly facing garden comprising a block paved patio area, further large lawned area with flower, shrub & tree borders, timber built storage shed, paved private driveway to side leading to:

#### **Detached Garage**

With metal up & over door, power & light.

#### **Rear Garden**

Mainly laid to lawn with shrub & tree borders, timber built storage shed.

#### **Total approx floor area**

1659 sq.ft. (154.2 sq.m.)

#### **Council Tax Band D**

#### **V1**







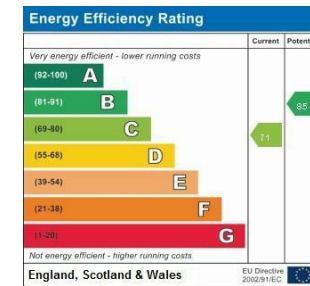






## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.



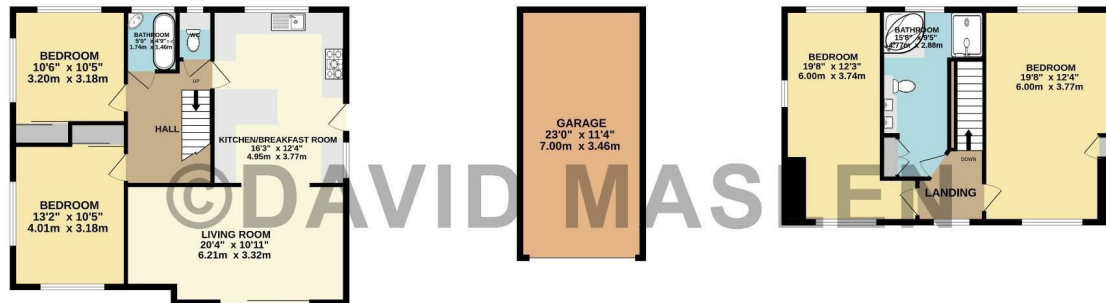
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GROUND FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq.ft. (154.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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