

Rotherfield Crescent, Brighton, BN1 8FQ

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

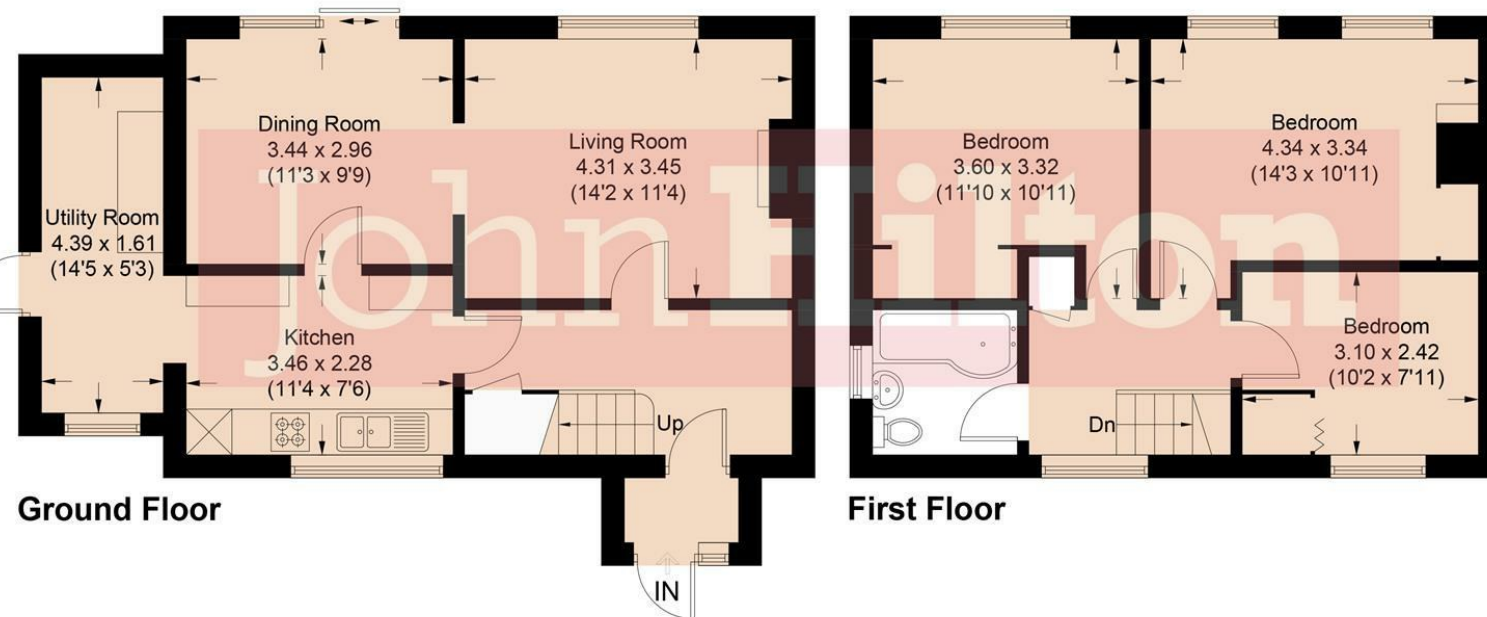


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1047.00 sq ft

40 Rotherfield Crescent, Brighton, BN1 8FQ

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Offers In Excess Of £450,000
Freehold



40 Rotherfield Crescent Brighton BN1 8FQ

Approach
Off-road parking space, sloping front garden laid predominantly to lawn, steps ascend to pathway with timber gate serving side of property. Double glazed front door opening into:

Entrance Porch
Further obscure double glazed door opening into:

Entrance Hall
Stairs ascend to first floor landing with storage cupboard under housing gas meter, electric meter and stop cock. Wall-mounted vertical radiator, dado rail and ceramic tiled flooring which extends through glazed timber panelled door into:

Kitchen/Breakfast Room
3.46m x 2.28m (11'4" x 7'5")
Double glazed window to front admiring far-reaching widespread countryside views of the South Downs. Modern fitted kitchen comprising a range of matching wall and base units to include integrated twin eye-level ovens. Work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap alongside a four-ring ceramic hob with chimney-style extractor over, breakfast bar and space and plumbing for a dishwasher. Bi-fold glazed timber door through to dining area. Ceramic tiled floor extends through to:

Utility Area
4.39m x 1.61m (14'4" x 5'3")
Double glazed window to front admiring far-reaching widespread countryside views of the South Downs. Inset downlights, wall-mounted 'Vaillant' combi boiler. Work surface with cupboard and space and plumbing for washing machine and tumble dryer. Radiator and further worksurface with cupboards above and below and space for under-counter fridge and freezer. Further obscure double glazed window to side and obscure double glazed door opening to side passage.

Living Room
4.31m x 3.45m (14'1" x 11'3")
Double glazed window to rear overlooking rear garden, open working fireplace with cast iron inset, timber surround and slate hearth, coved ceiling and dado rail. Wood laminate flooring extends through squared opening into:

Dining Room
3.44m x 2.96m (11'3" x 9'8")
Double glazed sliding patio door opening to rear garden, coved ceiling, dado rail and wood laminate flooring.

First Floor Landing
Double glazed window to front with fitted roller blind admiring far-reaching widespread countryside views of South Downs. Hatch offering access into insulated and predominantly boarded loft space with pull-down ladder and light. Wall-mounted 'Hive' thermostat control and built-in storage cupboard.

Bathroom
Obscure double glazed window to side. Three-piece white bathroom suite comprising panel-enclosed P-shaped bath with mixer taps, electric shower over and part-tiled surround, pedestal wash hand basin with mixer tap and low-level WC. Inset downlights, heated towel rail, vinyl flooring and wall-mounted bathroom cabinet.

Bedroom
3.60m x 3.32m (11'9" x 10'10")
Double glazed window to rear overlooking rear garden with radiator under, dado rail and built-in double wardrobe.

Bedroom
4.34m x 3.34m (14'2" x 10'11")
Twin double glazed windows to rear with radiator under. Storage recess with shelving.

Bedroom
3.10m x 2.42m (10'2" x 7'11")
Double glazed window to front admiring far-reaching widespread countryside views of the South Downs. Currently used as home office with fixed desk, built-in wardrobe, radiator and dado rail.

Garden
Sloping rear garden predominantly laid to lawn with patio tiers. UPVC outside store to lower level, wooden insulated summer house with glazed French doors and side windows opening onto veranda, and further large UPVC shed. Garden is entirely enclosed with fencing, wall and hedge.



An older style three double bedroom semi-detached family home, located in the forever popular Hollingbury district of Brighton, which enjoys an elevated position with the most wonderful widespread countryside views towards the South Downs. The property, in our opinion, is in good order throughout and has been a lovely family home for our vendors for the last thirty years, and as the kids have now flown the nest it's time to downsize. Internally, the property comprises a handy entrance porch to kick off those muddy boots and hang your coat in the spacious entrance hallway. Both living and dining rooms have been combined to create a generous space which admires the rear garden and enjoys a cosy open working fireplace. The kitchen/breakfast room has all you could need with the utility area cleverly tucked around a corner. To the first floor there are three comfortable double bedrooms alongside a well-appointed family bathroom. Externally, the property benefits from an off-road parking space and generous lawned gardens to front and rear - the latter having an insulated summer house and outside stores. Great location for families, close to good local schools, supermarket and retail outlets including Marks & Spencer. Easy access to A27 and A23.

- Hollingbury
- Semi-Detached Family Home
- Three Double Bedrooms
- 'Vaillant' Combi Boiler (Fitted 2022)
- Generous Front & Rear Gardens
- Off-Road Parking Space
- Summer House & Outside Stores
- Through Lounge/Dining Room
- Open Working Fireplace
- Easy Access to A27 & A23

Energy Efficiency Rating		
Very energy efficient - lower running costs		
02 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax
Band: C

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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