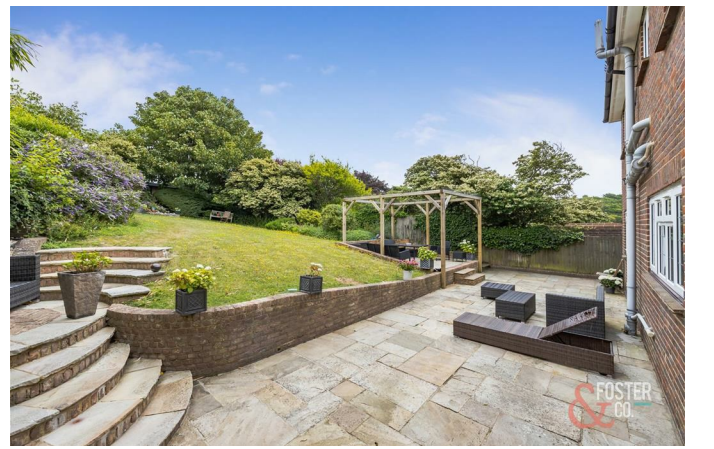
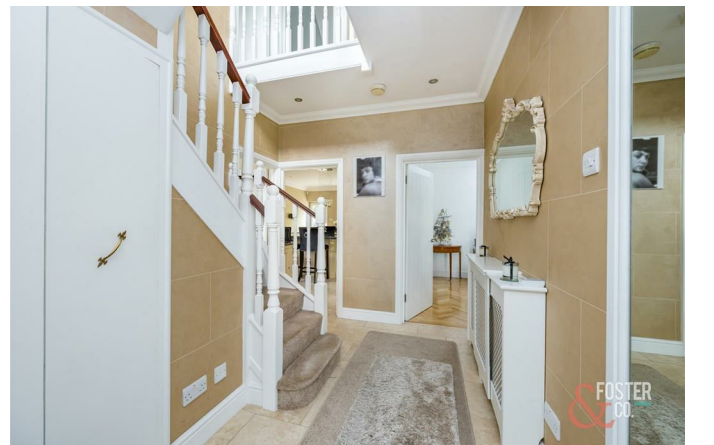




12 Walsmere Road
Brighton, BN2 7DN



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Brighton, BN2 7DN

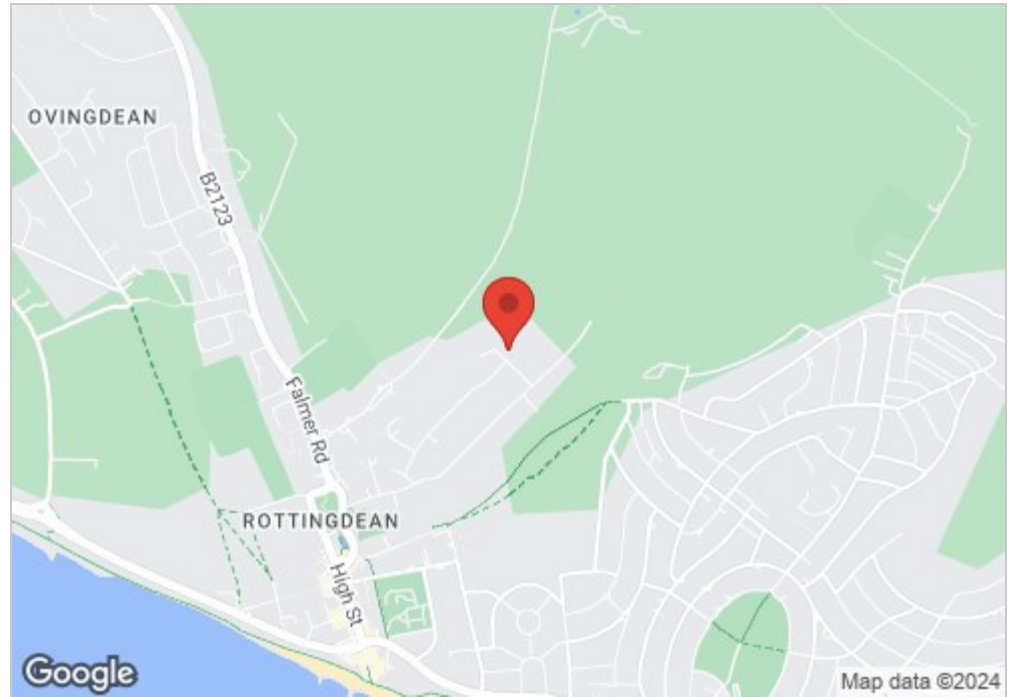
Offers in excess of £1,500,000

Tucked away in a quiet cul-de-sac with views over Rottingdean and down to the sea is this beautiful detached family home. The accommodation is arranged over 3 floors and boasts more than 3370 sq. Ft. A separate 1-bedroom annex is also situated in the rear garden offering independent living for a family member, a rental opportunity or a holiday let.

Without a doubt the heart of this impressive home is the open plan living area, combining a bespoke fitted kitchen, dining area and lounge. For more formal occasions there is also a large front facing lounge. The main house also consists of 6 large bedrooms, 3 with en-suite facilities, with a further bath/shower room. There are beautiful gardens and different areas to sit in with stunning countryside views. To the front of the house, you have a garage and driveway.

Welesmere Road is located a short distance away from the picturesque village centre of Rottingdean, past the ponds where you will find Kipling Gardens, many great pubs, greengrocers, butchers, bakers and mini supermarkets.

The local area is easily accessible by foot, but the reliable and frequent bus service provides easy access into Brighton City centre and east to Eastbourne and Lewes. The distance to Brighton main line train station is 5.5 miles away, with direct links to London Victoria with an hour travel time and London Clapham Junction. It is only 33 miles to get to London Gatwick International Airport.



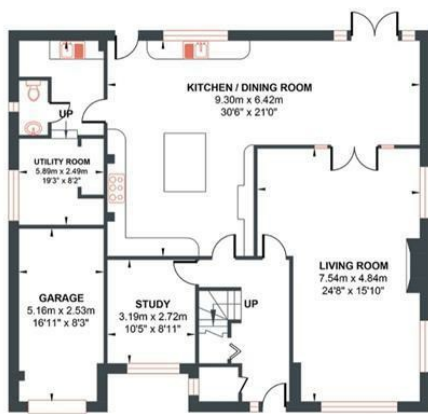
- Deatched
- 6 Bedrooms
- Separate Annex
- Parking
- Great Location
- Sea Views
- 3 Bathrooms
- Garage
- Beautiful Gardens
- over 3300 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	62	73
England & Wales	EU Directive 2002/91/EC	

WELESMERE ROAD

Approximate Gross Internal Area = 308.67 sq m / 3322.49 sq ft

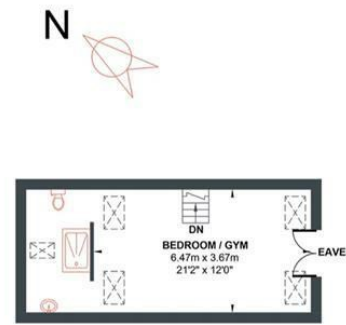
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1343.44 sq ft
(124.81 sq m)



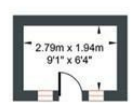
FIRST FLOOR
Approximate Floor Area
1283.91 sq ft
(119.28 sq m)



SECOND FLOOR
Approximate Floor Area
334.97 sq ft
(31.12 sq m)



OUTBUILDING
Approximate Floor Area
301.92 sq ft
(28.05 sq m)



OUTBUILDING
Approximate Floor Area
58.23 sq ft
(5.41 sq m)

