

Royles Close

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



Royles Close Brighton

£1,000,000



4

BEDROOM

2

RECEPTION

3

BATHROOM

About the property

Lextons is proud to offer this beautiful property in the sought-after village of Rottingdean! This exquisite detached home boasts four bedrooms and three bathrooms with an additional cloakroom, providing a perfect blend of luxury and comfort for modern living.

Upon entering, you are greeted by a large open hallway that sets the tone for the spacious and well-designed layout of the home. The heart of the house is the expansive open plan kitchen/diner, seamlessly connected to a great-sized lounge. Natural light floods the South-facing property, creating a warm and inviting atmosphere throughout.

One of the highlights of this charming house is the delightful conservatory, offering a tranquil space to relax and enjoy the surrounding beauty. The main floor features a convenient bedroom with its own ensuite, providing a private retreat for guests or family members.

Ascend the stairs to discover three generously sized double bedrooms and bathrooms including the main bedrooms ensuite.

The outdoor space is equally impressive, with a South-facing garden providing the perfect setting for outdoor gatherings, relaxation, and gardening enthusiasts. An added bonus is the separate utility room, offering practicality and convenience for your daily chores.

Parking is a breeze with off-road parking and a garage equipped with an electric car point. Located just a short walk to the village and Rottingdean seafront with fantastic bus services to Brighton centre.

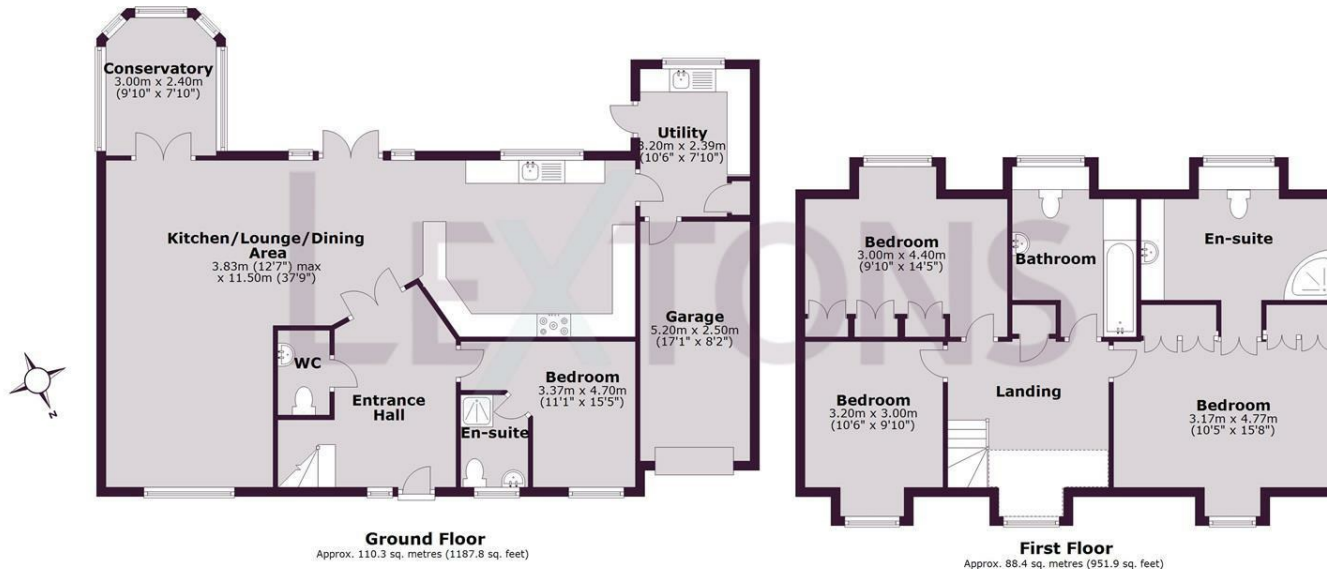
Rottingdean itself is close proximity to Brighton which allows residents and visitors to enjoy the attractions of a larger city while also experiencing the charm of a smaller coastal village. It's a popular spot for those seeking a quieter coastal escape while still having easy access to the amenities and culture of a nearby city. Easy transport links can be found nearby to prestigious school including Roedean school for girls and Brighton College.







SCAN HERE TO OFFER ON THIS PROPERTY



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			
England & Wales		EU Directive 2002/91/EC	
		77	85