



Elvin Crescent, BN2
£500,000-£525,000

ASTON
VAUGHAN

INTRODUCING

Elvin Crescent, BN2

3 Bedrooms | 1 Bathrooms | 1 Reception Room
789.74 Sq Ft | Garage |

Set back behind grassy verges and deep front gardens, the homes of Elvin Crescent are surrounded by greenery with the peace of the Sussex countryside on their doorstep. This attractive property with three bedrooms and a sunny east to west aspect has been expertly renovated throughout, offering versatile and comfortable living spaces to appeal to families or professionals looking to live close to the city, the coast and the rolling hills of the South Downs.

The house is semi-detached bearing the classic form of a Mid-century home with clean lines and ample glazing. As many neighbours have shown, there is potential for further extension upwards to create a first floor. As it stands, it is a deceptively spacious bungalow with an easy, flowing layout and immaculate decoration.

Stepping up to the house from the long drive with parking for several cars, the main door to the front opens to a long and welcoming entrance hall with all bedrooms to the front of the house and the main living spaces to the rear, leading out to the west facing garden. Karndean flooring gleams, flowing seamlessly across thresholds into the principal rooms paired with fresh white walls to suit all styles of furnishing.

Encompassing almost half the property's footprint, the living room and kitchen are open to one another, spanning the rear of the house. These are rooms which invite entertaining, but also complete relaxation and privacy with garden views filling each space via glazed patio doors on the westerly elevation. There are defined areas for sofas, chairs and for formal dining which can spill outside to the patio during summer, where the kitchen is easy to reach.

Dark navy cabinetry provides a wealth of storage solutions alongside integrated appliances, to include a fridge freezer, dishwasher, dual ovens and an induction hob. These are paired with marbled white worktops and brushed metal door furniture, while the peninsular island offers a second social space at the breakfast bar lit by LED spots.

Both gardens are set to lawn with leafy borders and flower beds. They can be made as high or low maintenance as your lifestyle affords, and both have potential for further landscaping. Likewise, the garage is detached and has the potential for complete renovation into a workshop, studio or living space if need be.





Virtually Staged

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The main bedroom and bedroom two look out over the front garden, which being elevated from the street also allows for far reaching views across the local landscape, taking in trees and open skies. Facing east, they receive the morning light, and all three bedrooms allow for a double bed. While smaller, bedrooms two and three are a fine size for children, for bunk beds or as roomy home studies should you require a space to work from home. They all share easy access to the bathroom which has a streamlined suite with a rainfall shower over the bath and plenty of storage for toiletries and towels. The utilities are also houses in here with space and plumbing for two stacked machines.



Vendor's Comments:

"This has been a great project, and we are incredibly happy with the finished result. It is a lovely road with great neighbours, and it is incredibly peaceful with the South Downs on the doorstep. Transport links are excellent into the city, yet there is plenty to enjoy in nearby Rottingdean Village. We hope it becomes a lovely home for someone soon."

Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School, Cardinal Newman RC

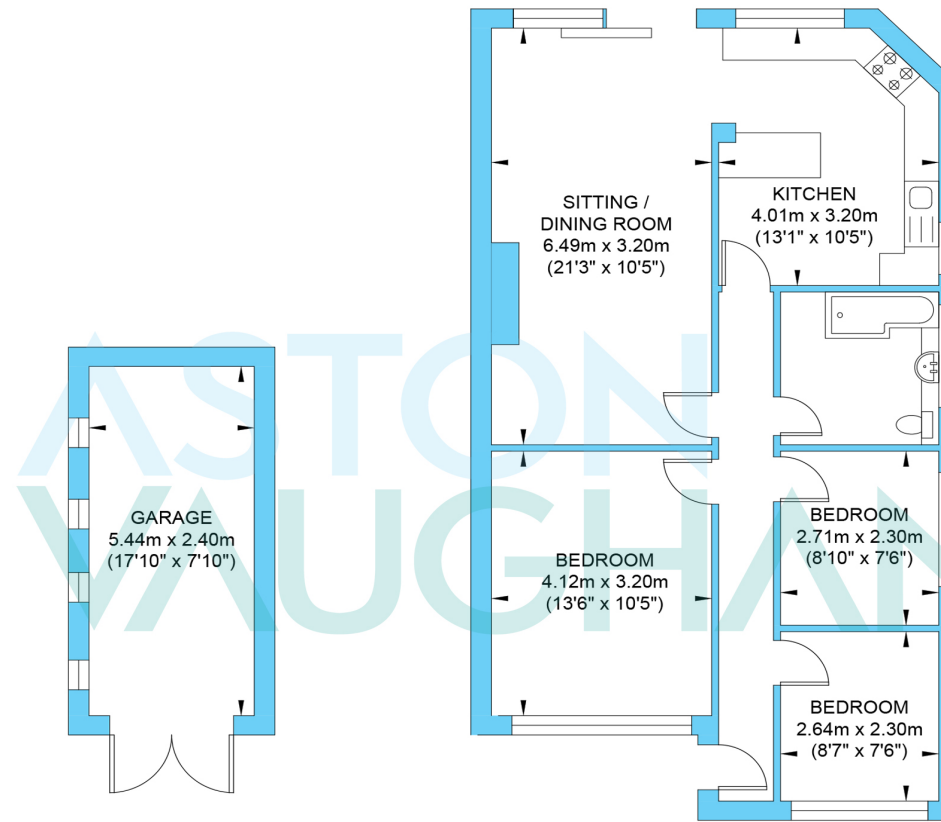
Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Rottingdean and Ovingdean are prestigious village suburbs just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. Rottingdean has a chic High Street and good schools, then keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.



Elvin Crescent



Garage
Approximate Floor Area
140.57 sq ft
(13.06 sq m)

Ground Floor
Approximate Floor Area
789.74 sq ft
(73.37 sq m)



Approximate Gross Internal (Excluding Garage) Area = 73.37 sq m / 789.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.