



northwood  
Ever & Abon

## Elvin Crescent, Rottingdean, Brighton and Hove

£1,700 PCM

### Key Features

- ◆ Two-bedroom detached bungalow
- ◆ Much sought after Rottingdean location
- ◆ Paved drive
- ◆ Garage
- ◆ Double Glazing
- ◆ EPC rating D

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Local knowledge, national reach



Northwood are delighted to welcome to market this lovely two bedroom detached bungalow in the much sought after seaside village of Rottingdean.

Accommodation comprises large living room, modern fitted kitchen with integrated appliances, separate dining room, two double bedrooms, modern shower room with walk in shower, separate WC and garage.

Further benefits include gas central heating, double glazing, built-in wardrobes, paved driveway with space for two cars. private, landscaped rear garden and neutral décor throughout.

Located in the picturesque seaside village of Rottingdean, a suburb of the city of Brighton and Hove, this charming detached bungalow is ideally located to make the most of city and village life simultaneously.

Close to the famous Roedean School, Brighton Marina, the South Downs and the coast as well as local shops and amenities, this outstanding property is a must see.





Please view our immersive virtual tour to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/2b59e3eccf8543c6847cef69f6373557/>

Council Tax: Band D £2339

Holding Deposit: £390 (one week's rent)

Full Deposit: £1960 (Holding Deposit + extra 4 weeks' rent to make a 5 week deposit)

1st month's rent + Full Deposit: £3660

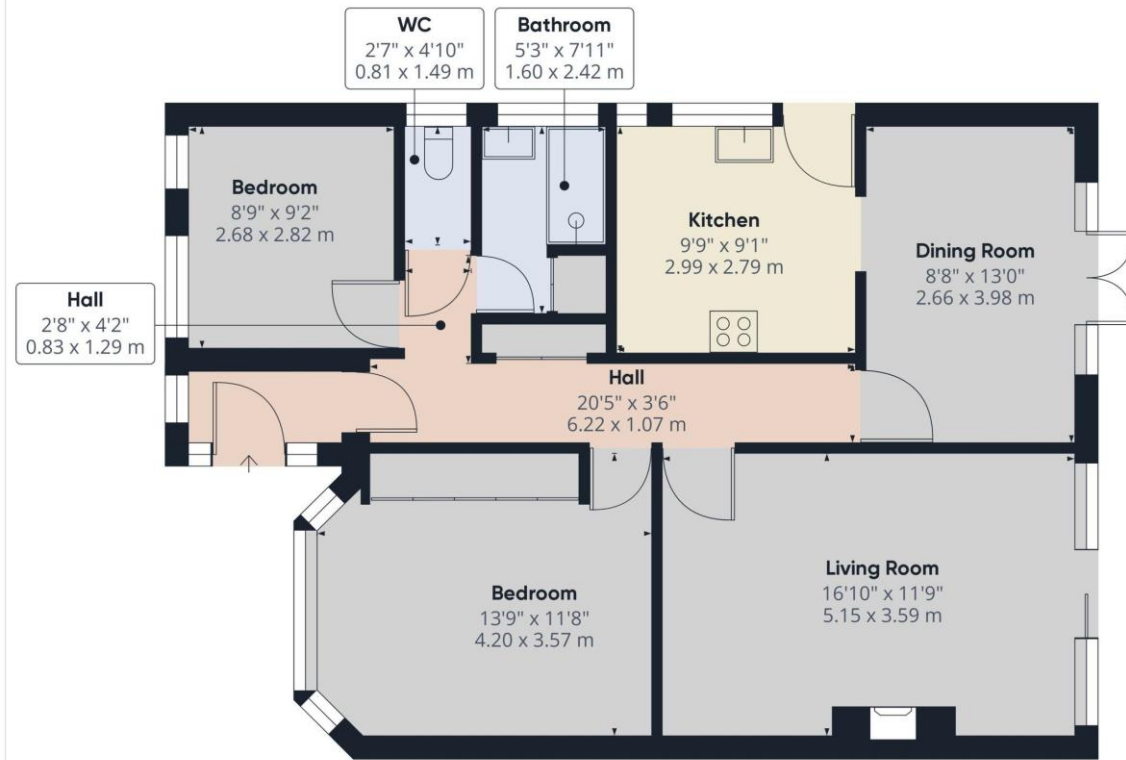
Minimum Tenancy: 6 months

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:

<https://checker.ofcom.org.uk/>

Total household income must exceed £51,000.00 to be considered for this property.





Approximate total area<sup>®</sup>  
821.72 ft<sup>2</sup>  
76.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Northwood

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