Elvin Crescent

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL

Elvin Crescent
Brighton

4	2	2
BEDROOM	RECEPTION	BATHROOM

About the property

GUIDE PRICE £550,000-£575,000

A stunning contemporary family home together with off road parking and a sizeable rear garden, which is situated in a popular residential location in the picturesque Rottingdean.

The property is arranged over two floors and has been modernised throughout to an extremely high standard, boasting an ideal blend of style and comfort.

To the ground floor, there is a good size family bathroom with both bathtub and double shower, a double bedroom and a cosy reception room to the front with bi fold doors leading out onto a paved terrace which get flooded with natural light.

The heart of the home lies at the rear of the property in the impressive kitchen/family room. The kitchen is a chef's delight featuring sleek gloss countertops, integrated appliances, large island breakfast bar and ample storage space and the adjoining living area is perfect for entertaining. There are two sets of bi fold doors which lead out to the fantastic rear garden, with a large patio area and further tiered area laid to lawn which takes full advantage of the favoured South Westerly aspect.

To the first floor all bedrooms are generously sized, the principal bedroom being a sanctuary unto itself complete with a fully tiled en suite bathroom.

Elvin Crescent is close to bus routes, primary and secondary schools and local shops. Rottingdean High Street is within a short distance with pubs, restaurants, green grocer, butchers, hair dressers, barbers and bakery.

This property really is the perfect family home and has the added benefit of being sheltered from the coastal winds. This property must be viewed internal to be fully appreciated.

SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor
Approx. 67.7 sq. metres (728.5 sq. feet)

Kitchen Area

Lounge/Diner
5.00m x 7.17m
(16'5" x 23'6")

Bathroom

Reception
4.20m x 2.61m
(13'9" x 8'7")

Bedroom
3.40m x 2.45m
(11'2" x 8')
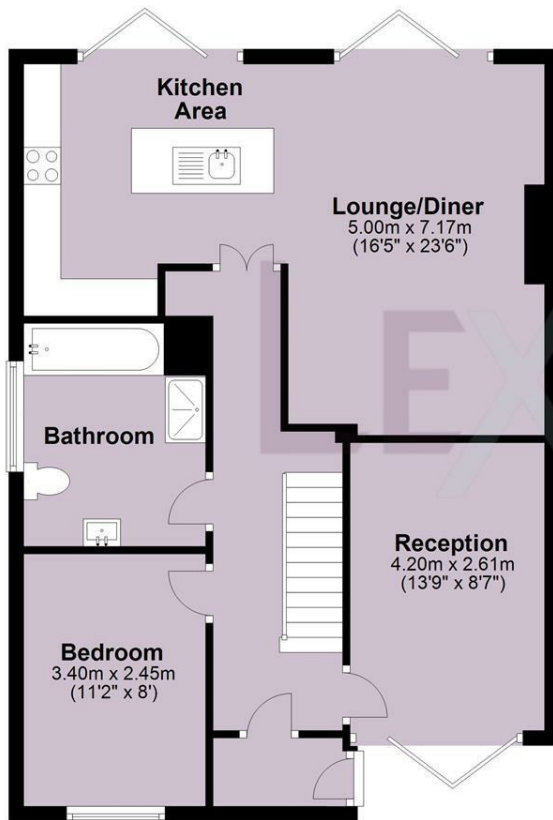
First Floor
Approx. 43.8 sq. metres (471.1 sq. feet)

Bedroom
4.21m x 3.46m
(13'10" x 11'4")

Bedroom
3.21m x 3.80m
(10'6" x 12'6")

En-suite

Bedroom
3.82m x 2.71m
(12'6" x 8'10")
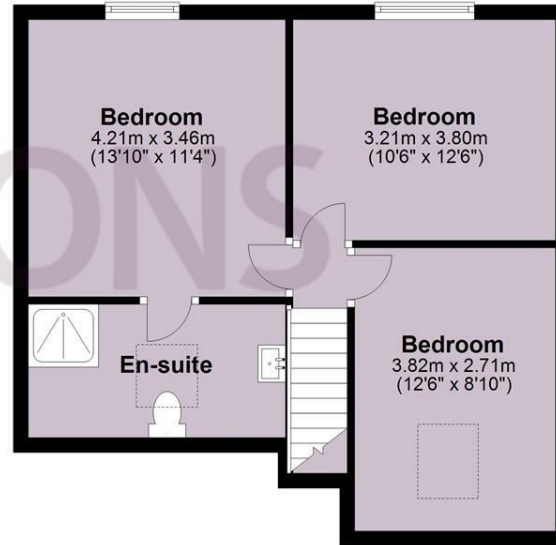
Total area: approx. 111.4 sq. metres (1199.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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LEXTONS | Call our sales team to arrange a viewing appointment: **01273 91 66 11** | 6 St George's Road, Brighton, BN2 1EB
kemptownsales@lextons.co.uk | www.lextons.co.uk