



9 Little Crescent, Rottingdean, BN2 7GF

Greenways Property are delighted to offer for sale this spacious three-bedroom semi-detached family home, ideally located in one of Brighton's most desirable coastal areas. Situated on Little Crescent, a quiet, neighbourly road in Rottingdean, this well-presented property enjoys elevated sea views, excellent local schools, and easy access to the beach and village amenities.

The accommodation includes three bedrooms, two reception rooms, an additional family room, and a good-sized garden, providing versatile living space for families. The property also benefits from a double driveway offering off-street parking. A fantastic opportunity to secure a family home in this sought-after location, early viewing is highly recommended.

Guide price £675,000

9 Little Crescent

, Rottingdean, BN2 7GF



- Three double bedrooms
- Living Room and Separate Family Room
- Semi Detached Family House
- Double Driveway
- 21ft Kitchen Dining Room
- Gardens and Sea Views

Entrance Hall

17'9" x 5'10" (5.41m x 1.78m)

Double glazed front door with matching window to one side leading to: Entrance hall with understairs storage area housing gas and electric meters with trip switch consumer unit. Solid Oak flooring. Coved ceiling. Down lighters. Ample space for telephone table etc. Door leading out to Cloakroom, rear hallway and to Family Room/Office. Double glazed door leading to the garden.

Cloakroom/WC

Low level WC, wash basin. Radiator. Fired earth tiled floor.

Living Room

14'8" x 10'9" (4.47m x 3.28m)

Attractive double glazed bow window, with further window to one side overlooking garden. Solid Oak flooring. Coved ceiling.

Open plan Kitchen/Dining Room

21'6" x 10'2" (6.55m x 3.10m)

Kitchen area. A bright room with double glazed bay window to one end. Comprehensive range of high gloss white fronted wall and floor units comprising cupboards and drawers. Stainless steel one and a half bowl sink inset in wooden working surfaces. Integrated appliances including dishwasher and fridge/freezer. Matching eye level cabinets above. Gas 5 burner range with stainless steel canopy hood above. Eye level Whirlpool double oven and grill. Microwave and Whirlpool coffee machine. Tiled surrounds, coved ceiling. Ceiling down lighting. Solid Oak flooring leading through to:

Dining Area: Ample space for dining table. Solid Oak

flooring. Radiator and ceiling down lighters. Double glazed door to

Utility Room

9'9" x 3'2" (2.97m x 0.97m)

Plumbing for washing machine and tumble-dryer. Space for further fridge/freezer. Wall mounted condensing boiler.

Office/Family Room

11'3" x 8'4" (3.43m x 2.54m)

Double glazed French windows leading out to the garden. Recessed spotlighting. Telephone point etc. Door at rear leading through to:

Separate Storage Room

9'6" x 6'5" (2.9m x 1.98m)

Useful storage area with light and power. Concrete floor. Brick walls

First Floor

Landing

10'10" x 5'5" (3.30m x 1.65m)

Recessed spotlighting. Loft access hatch to insulated loft space. Double glazed window to the front.

Bedroom One

10'9" x 10'5" (3.28m x 3.18m)

Double aspect room with double glazed bay windows overlooking the front. Double glazed window to the side. Coved ceiling. Radiator. Dimmer switch. Walk in wardrobe closet with lighting. Door to:

En-Suite Shower Room

Fully tiled walls and flooring. Corner shower enclosure with mixer. Wash hand basin. Low level WC with concealed cistern. Ceiling down lighters. Double glazed window with distant view to the sea.

Bedroom Two

12'4" x 9'11" (3.76m x 3.02m)

Double glazed bay window overlooking front with open outlook. Recess spotlighting.

Bedroom Three

9'10" x 8'6" (3.00m x 2.59m)

South west facing double glazed window with views to the Channel and Rottingdean Windmill. Radiator.

Family Bathroom

5'7" x 5'6" (1.70m x 1.68m)

Super wet room with contemporary white sanitary ware with extra large Jacuzzi bath with tiled panelling. Independent shower fitment with large shower rose and separate detachable shower unit. Wall hung wash basin. Low level WC with concealed cistern. Fired earth wall and floor tiles. Fitted mirror fronted cabinet with shaver lighting. Recessed spotlighting. Double glazed window. Under-floor heating.

Outside

Garden

45' (13.72m)

Fenced and lawned garden Approximately 45ft. Max. Triangular shaped with triple aspect.

Parking and Drive

Paved driveway to front with block paved parking for two vehicles.

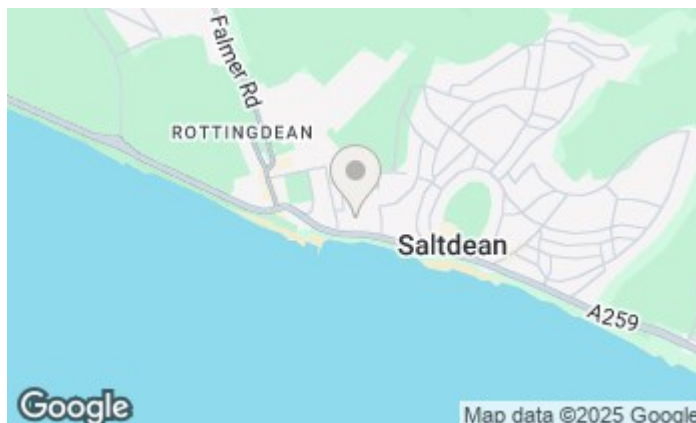
Other information

Tenure: Freehold

Parking: Driveway and garage

Council Tax Band: D

Local Authority: Brighton and Hove

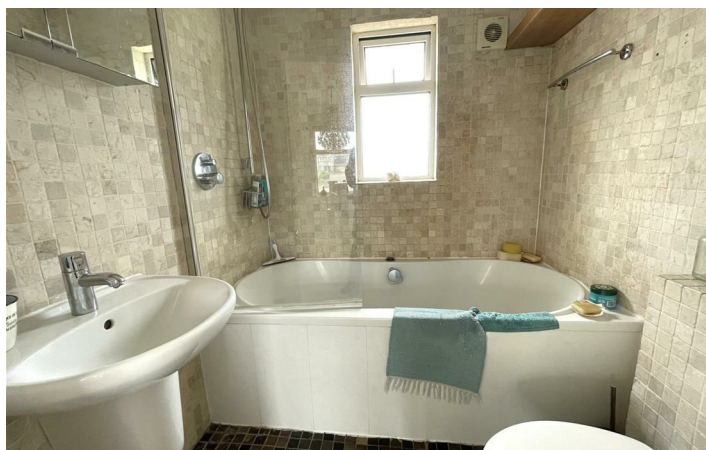


Directions

From Brighton Pier, Madeira Drive, Brighton, head east along Marine Parade/A259, continuing for approximately 2.9 miles. At the roundabout, take the 2nd exit to stay on Marine Drive/A259. After around 4 miles, turn left onto Little Crescent, where the property is located on your left. Total journey time approximately 9 minutes (4.1 miles / 6.6 km).

01273 28 68 98

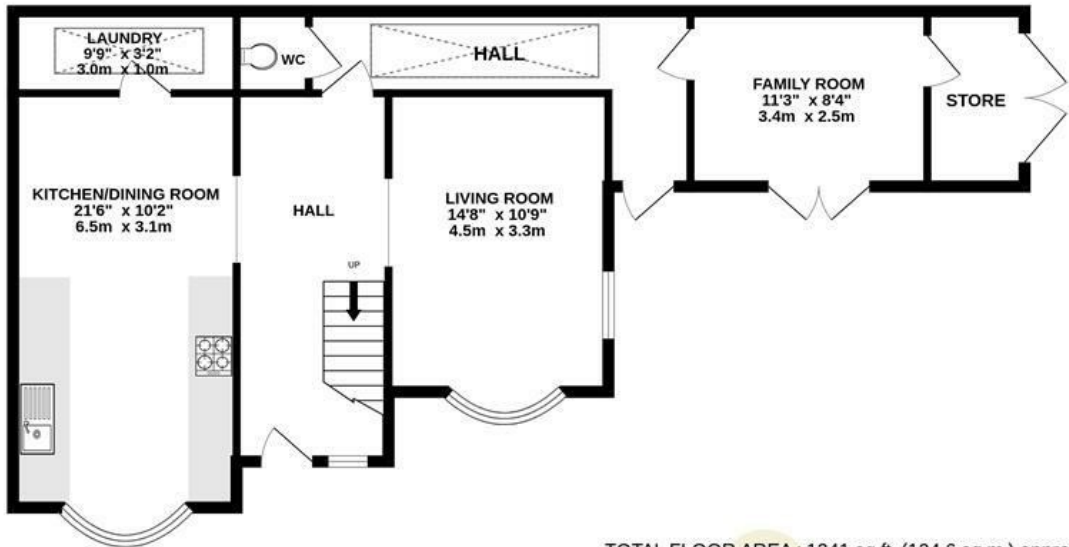
9 Little Crescent, Rottingdean, BN2 7GF



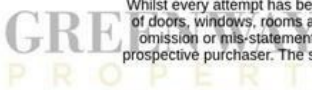
01273 28 68 98

Floor Plan

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

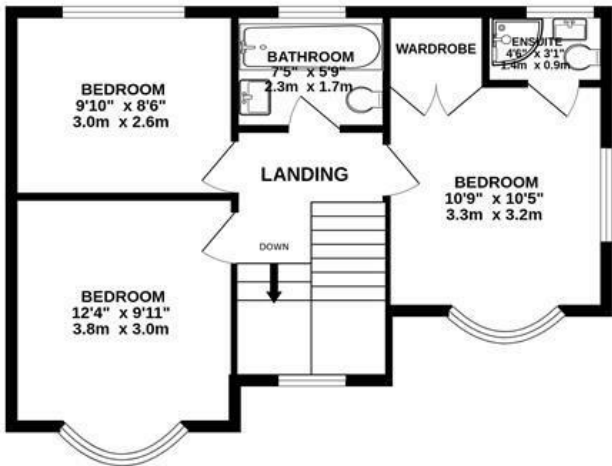


TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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		
	68	72