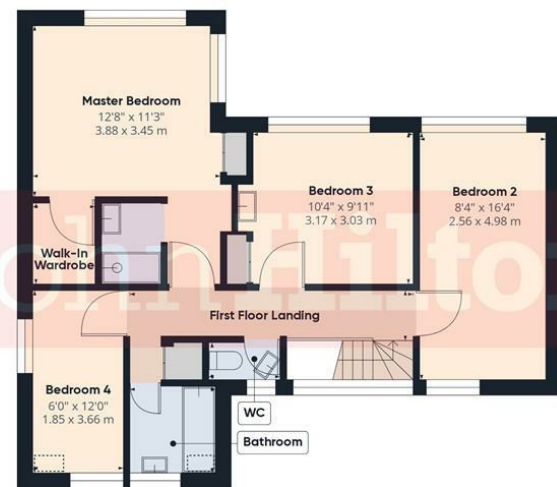


Ground Floor



Floor 1



Total Area Approx 1383.89 sq ft

76 Dean Court Road, Brighton, BN2 7DJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
52 High Street, Rottingdean, Brighton, BN2 7HF
01273 608151 or sales@johnhiltons.co.uk

£1,000,000 Freehold



76 Dean Court Road, Brighton, BN2 7DJ

This impressive, detached, four bedroom home with a 100ft rear garden is located on one of Rottingdean's most sought-after roads, on the edge of the South Downs National Park and just a 15-minute walk from the historic Village with its vibrant mix of independent shops, traditional pubs, cafes, restaurants and beachfront, and regular bus services into Brighton's city centre. Approached via a private block-paved driveway leading to a garage and a mature, walled front garden, mainly laid to lawn, this attractive property has plenty of scope to update and extend (subject to planning consents). The versatile accommodation comprises ground floor with two reception rooms, a separate kitchen/breakfast room, a ground floor WC and the integral garage which has potential to convert (again, STPC). On the first floor you have the master bedroom with en-suite shower room and a walk-in wardrobe, bedroom two with a dual aspect, and bedroom three - all with views to the South Downs - a fourth bedroom, a separate bathroom and WC. A good size rear patio leads onto a southerly aspect garden primarily laid to lawn with mature borders. The property further benefits from being sold with no onward chain.



Approach

Block-paved drive leads to garage with part-glazed door, and a mainly lawned front garden with hedged borders and mature trees. Side gate offers access to rear garden. Part-glazed, recessed front door with outside light, opens into:

Entrance Hall

Terracotta tiled floor, door into garage, step up to carpeted hallway with radiator and thermostat control, turning stairs ascend to first floor.

Ground Floor WC

Double glazed window to front with obscure glass. Fully tiled walls, low-level WC, inset wash hand basin with cupboard with louvre doors below, mirror and vanity cupboard over, and shaver point.

Kitchen

2.80m x 3.63m (9'2" x 11'10")

Dual aspect with double glazed window overlooking front garden and double glazed window and door to side. A range of Shaker-style base and wall units, wood-effect work surfaces including inset one-and-a-half bowl sink with drainer and mixer tap, inset Neff ceramic hob with Neff double oven under and stainless steel Neff extractor hood over, integrated Neff dishwasher, space and plumbing for washing machine. Breakfast bar, white tiled splashback, space for fridge/freezer, Gas boiler, inset downlights, coved ceiling and tiled floor.

L-Shaped Living Room/Dining Room

5.17m x 7.48m (16'11" x 24'6")

Double glazed windows and double glazed door leading out to rear garden, feature stone fireplace with hardwood mantle, wall lights and directional spotlights, bi-fold doors through to dining area, coved ceilings.

First Floor Landing

Double glazed windows and views to the South Downs, airing cupboard housing hot water tank with slatted shelf over.

Bedroom 2

2.56m x 4.98m (8'4" x 16'4")

Dual aspect with double glazed windows to the front and back with views over the rear garden to the South Downs. Double radiator, coved ceiling and over-bed lights.

Bedroom 3

3.17m x 3.03m (10'4" x 9'11")

Double glazed window with views over the rear garden to the South Downs, built in cupboard, wash hand basin with tiled splashback, coved ceiling.

Master Bedroom

3.88m x 3.45m (12'8" x 11'3")

Dual aspect with double glazed windows to side and southerly views over the rear garden to the Downs beyond. Walk-in wardrobe with shelf and hanging space, additional built-in cupboard, coved ceiling and neutral carpeted floor.

Master En-Suite

Double shower cubicle with Mira electric shower and sliding doors, wash hand basin, electric heated towel rail, fully tiled floor and walls, extractor fan and downlights.

Bedroom 4

1.85m x 3.66m (6'0" x 12'0")

Dual aspect double glazed windows with views towards the Downs. Built-in single day bed, BT point and space for a Home Office.

Family Bathroom

Bath with hot and cold taps, separate shower over and glass screen, pedestal wash hand basin, fully tiled walls and radiator.

Separate WC

Low-level WC and wash hand basin.



- Impressive Detached House
- Two Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bathrooms (One En-Suite) & Two WCs
- Spacious & Versatile Accommodation
- Integral Garage
- Scope to Update & Extend
- 100ft Rear Garden with Open Aspect
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **F**