



Total area: approx. 126.7 sq. metres (1364.0 sq. feet)



Total Area Approx 1364.00 sq ft

6 Eley Drive, Rottingdean, BN2 7FH

To view, contact John Hilton:
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£375,000 Freehold



6 Eley Drive, Rottingdean, BN2 7FH

*** CASH BUYERS ONLY ***

A three bedroom semi-detached chalet bungalow which requires extensive refurbishment throughout but has lots of potential and scope to enlarge (subject to usual consents). Situated in Rottingdean in a pleasant and popular residential area off Falmer Road, just north of the historic village. Ideal for those looking for a project, it has generously sized accommodation, a manageable and level rear garden plus a garage with private driveway. Situated close to local primary and secondary schools, the South Downs and frequent buses providing easy access both to Rottingdean Village and Brighton's city centre.

Approach

Concrete path leads through overgrown front garden with hedged boundaries.

Entrance Hall

Lounge

4.47m x 3.35m (14'7" x 10'11")
Bay window to front.

Open-Plan Kitchen/Diner:

3.96m x 7.22m (12'11" x 23'8")

Kitchen Area

Kitchen requires updating. Window and door to Lean-To.

Dining Area

French door to garden, stairs to first floor with understairs storage.

Bedroom 1

3.43m x 2.57m (11'3" x 8'5")
Window to front.

Bathroom

Requires updating.

First Floor Landing

Access to mini loft.

Bedroom 2

3.19m x 3.47m (10'5" x 11'4")
Window to front.

Bedroom 3

2.19 x 4.39m (7'2" x 14'4")
Window overlooking rear garden.

Separate WC

Low-level WC.

Rear Garden

Overgrown, needs taming.

Garage

5.01m x 2.77m (16'5" x 9'1")
Accessed via private driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	49	
(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: C

- CASH BUYERS ONLY
- Semi-Detached Chalet Bungalow
- Requires Full Refurbishment
- Scope to Enlarge (Subject to Consents)
- Three Bedrooms
- Level & Manageable Rear Garden
- Garage with Private Driveway
- Sought-After Rottingdean Location
- Close to Local Schools
- Easy Access into Central Brighton