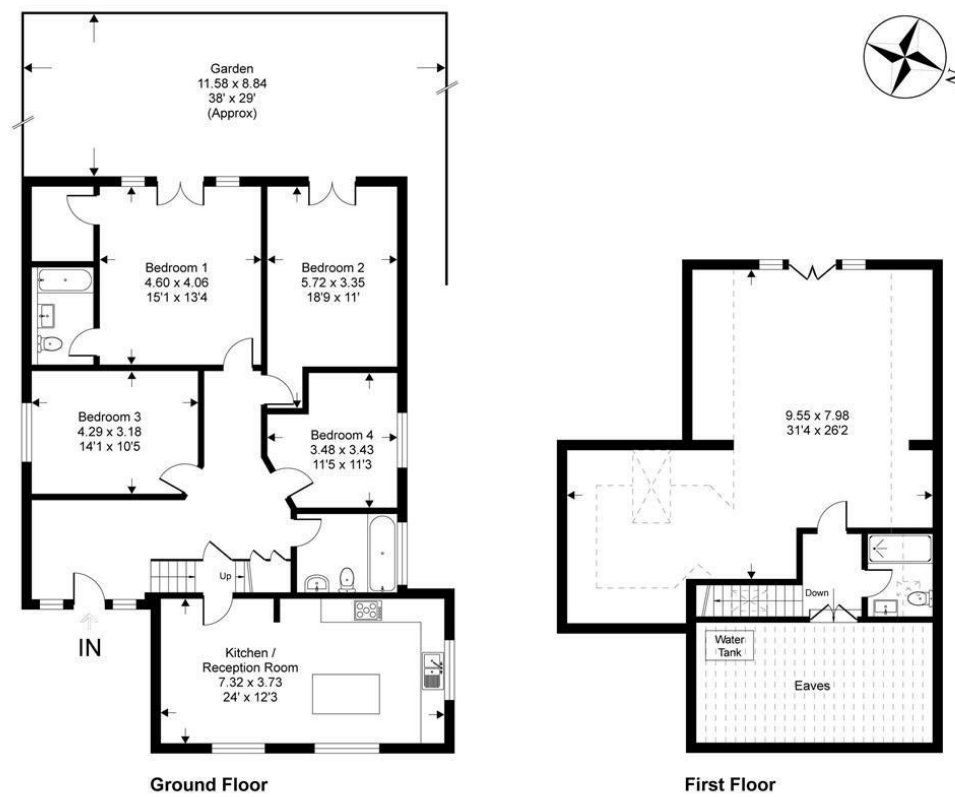


## Cranleigh Avenue, BN2

Approximate Gross Internal Area = 174 sq m / 1873 sq ft  
(excludes restricted head height)

= Reduced headroom



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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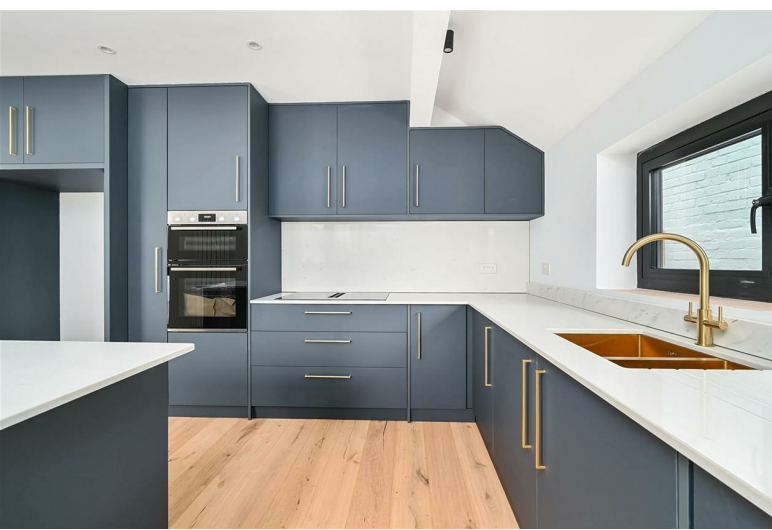
Total Area Approx 1873.00 sq ft

33 Cranleigh Avenue, Rottingdean, BN2 7GN

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

## £849,950 Freehold





# 33 Cranleigh Avenue Rottingdean BN2 7GN

A hugely impressive four bedroom, three bathroom, detached house in Rottingdean arranged over two floors. This beautiful home sits in an elevated position with sea views, off-road parking and a West-facing rear garden. Throughout the property there has been huge attention to detail with thoughtful specification and design choices to create a real feel of quality and style.



This stunning house is located in Cranleigh Avenue with great views out to sea across Rottingdean. Upstairs the open-plan space is light and bright, the lounge is a fantastic space with a Juliet balcony at the rear with amazing South-Westerly views, and the kitchen/dining room has all the modern fittings you might expect. There are four bedrooms on the ground floor, the two at the rear having access out to the garden. There is also a beautiful en-suite shower room as well as a further family bathroom located on this floor.



- Bespoke Finish Throughout
- Close to Beach & Undercliff Walk
- Flexible Living Accommodation
- Incredible Sea Views
- Four Bedrooms
- Modernised to a High Standard
- Sought-After Location
- Close to Local Amenities
- Detached House
- Close to Rottingdean Village

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **D**

There are many highly regarded schools and colleges in the local area, including Brighton College and Roedean School for girls, and the city is also home to both the University of Sussex and Brighton University.

Brighton and Hove mainline railway stations are a short drive away as well as the main shopping centre of Brighton with a variety of theatres, bars and restaurants.

