



Chailey Avenue, Rottingdean

Guide price £850,000 - £950,000



Property highlights

- Centrally located in Rottingdean, a few minutes walk from the high street
- Stunning views over the rooftops, out to sea, and Rottingdean Windmill
- Well-presented detached home
- Four/five double bedrooms depending on how you use the space
- Family bathroom and two en-suites
- Living room and separate dining room
- Modern kitchen with integrated appliances
- Conservatory leading out to the garden
- Private and enclosed rear garden with a raised deck
- Off-street parking



Guide price £850,000 – £900,000. This spacious and well-presented detached home is ideally situated moments from Rottingdean's high street, and beaches. It boasts stunning views over the rooftops and out to sea, and a key feature is its private rear garden.

The Property

This spacious and well-presented detached home is located on a sought-after road just moments from Rottingdean High Street and the beach. Each room is a good size and the property offers flexible accommodation for a family.

An entrance porch provides fantastic space for shoes and coats and leads into a spacious entrance hall. To the right is a bright dual aspect living/dining room which has fantastic sea views from its double-glazed bay window at the front. Wooden floors lead through an arch that separates the sitting room from the dining room. Here, there's space for a table to fit all the family and sliding doors lead out to the rear garden.

To the left of the hallway is a second reception room, which could also be used as a home study, or an additional bedroom. Full of character, this room has another bay window with spectacular views, an original Victorian-style fireplace with a marble hearth, and picture and dado rails.

At the rear of the house is a spacious recently renovated kitchen with an outlook over the garden. With grey shaker-style units, a solid granite work surface, and integrated appliances it has everything one might need. A door leads through to a conservatory, which adds to the overall living space this home offers. Off the conservatory is another bedroom.

The first floor comprises three bedrooms and two en-suite bathrooms. At the front of the house, the middle bedroom boasts a full-height window that perfectly frames a view of Rottingdean Windmill. There are also two built-in wardrobes offering ample storage space. The bedroom to the left has an en-suite bathroom and further views out to sea. The bedroom to the right has been modernised and features a sleek en-suite shower room.

Outside, the house boasts a newly installed and resin driveway, offering off-road parking for several cars. A standout feature of the property is the rear garden. It includes an easy-to-maintain lawn, and two spacious decked areas suitable for garden furniture, with the rear deck enjoying sunlight until the end of the day. The garden is very private, enclosed by walls and a fence, and includes a practical garden shed.

This property is Freehold and the council tax band is E.

The Area

Nestled along the East Sussex coastline, Rottingdean boasts a unique blend of history and natural beauty. The High Street, with its cafes, boutique shops, grocery store, and local butchers, is lined with charming cottages that lead to the village's centrepiece - a tranquil duck pond. Scattered throughout the village, traditional pubs offer a cosy respite, serving up delicious food and local brews.

Surrounded by scenic trails and the South Downs National Park, Rottingdean is well-situated for nature lovers. Beacon Hill Nature Reserve and Rottingdean Windmill are a short walk from the property. The nearby seafront and Undercliff Walk offer breathtaking views of the coastline and white cliffs. Its proximity to Brighton, which is just a stone's throw away, provides easy access to city amenities. Rottingdean's allure lies in its quaint village charm, scenic walks, and proximity to both nature and urban delights.

Schools

Apple Tree Nursery is a nine-minute walk away and two good primary schools, St Margarets and Our Lady of Lourdes are an eight-minute walk away. The nearest secondary school is Longhill High School, a six-minute drive away. Local independent schools include Brighton College and Roedean.

Transport Links

Situated east of Brighton & Hove's city centre, this property is conveniently accessible via a fifteen-minute drive along the scenic A259 coast road. Additionally, it benefits from excellent transport connections, including a reliable bus service offering frequent and easy access to Brighton City Centre and the mainline railway station. The A27, reachable within a ten-minute drive, offers convenient access to destinations such as Lewes in the east, and further links to the A23, Crawley, and London to the north. Gatwick Airport can be reached in just forty minutes by car, while Heathrow Airport is a slightly longer journey of approximately an hour and a half.

What We Think

"This spacious family home is a Tardis and seems to go on and on. There's enough bedrooms for a large family, and living space isn't compromised as a result."

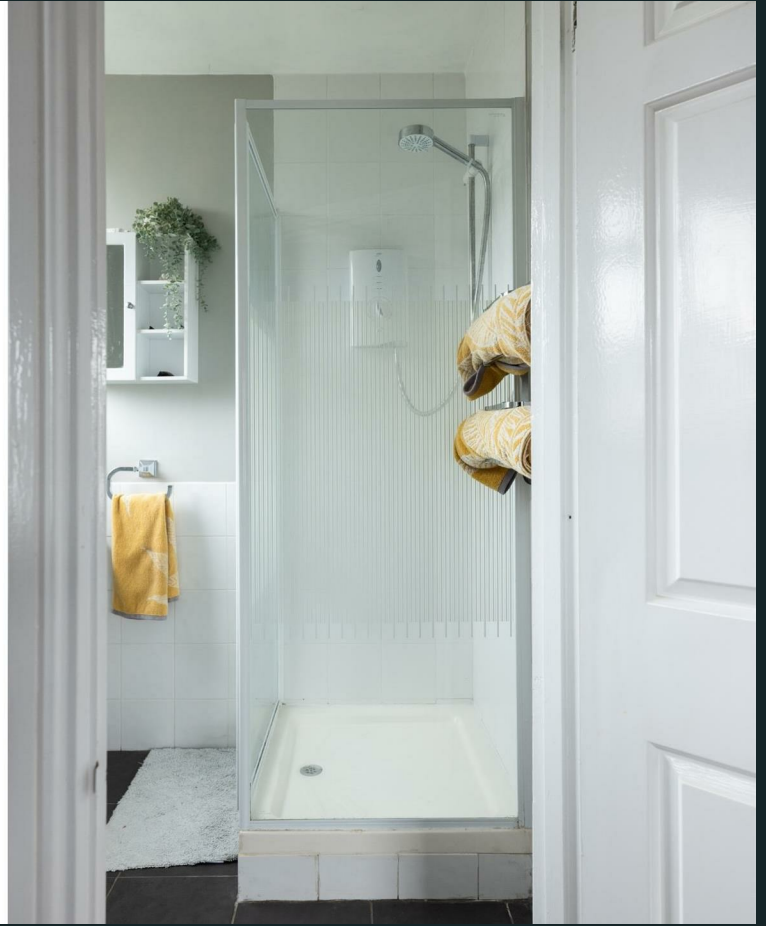
Abi Radford, CMO & Co-Founder at Number Twenty Four







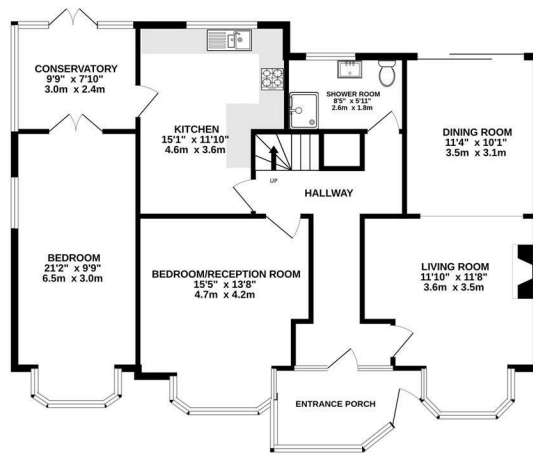




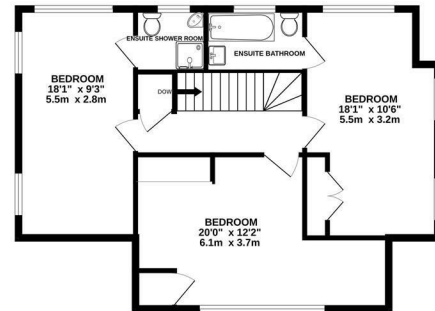




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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.

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