



Welesmere Road, Rottingdean

Guide price £850,000



Property highlights

- Detached family home spanning over 1900 sq. ft.
- Stunning downland and sea views
- Sought after location in the heart of Rottingdean
- Open-plan kitchen/dining room with garden views
- Separate utility room
- Four spacious bedrooms with built-in storage
- Spacious family bathroom, shower room, and separate WC
- Garden with patio and lawn
- Garage
- Driveway with off-street parking



Guide price £850,000 – £900,000. Tucked away in a quiet cul-de-sac in the historic village of Rottingdean is this spacious four-bedroom family home. Spanning over 1900 sq. ft. across two floors, it offers bright and flexible accommodation with stunning countryside and sea views.

The property

A paved driveway, with space for off-street parking, leads you past the garage and up a few steps to the front door. You enter into a spacious hallway off which is the ground floor accommodation. At the front of the property sits the characterful dual-aspect living room, with black beams and a large brick fireplace providing a cosy and warming atmosphere to relax in. Two bedrooms, with built-in storage, are also on the ground floor as well as a shower room and separate WC.

At the heart of the home, however, is the impressive semi-open-plan kitchen/dining room at the back of the house. Double doors draw you into the dining room where an additional set of doors provide access to the rear garden. Light pours into the space providing a lovely space to gather the family at meal times. An archway leads from the dining room into a spacious kitchen/breakfast room where wooden cupboards with ample storage line the walls. Off the kitchen is a handy utility room.

On the first floor, where the views can be further enjoyed, are two spacious bedrooms and a large family bathroom. As with downstairs, the bedrooms both have built-in cupboards and offer flexibility for a home office and/or guest room. The family bathroom, which has been beautifully decorated with light blue geometric patterned tiles, has plenty of storage cupboards and a bath with a shower over. A door leads to a spacious walk-in wardrobe.

Outside, the spacious rear garden boasts a patio, with space for a table and chairs and a lawn. It backs onto the fields behind and provides a lush green space to entertain family and friends or to relax in.

Additional property information

- Property type: Detached house
- Tenure: Freehold
- Council tax band: F

The area

Welesmere Road is a highly sought-after location, due to its excellent proximity to Rottingdean Village as well as the South Downs National Park.

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

Two good primary schools, St Margarets and Our Lady of Lourdes are a twelve-minute walk away. The nearest secondary school is Longhill High School, a five-minute drive away. Local independent schools include Brighton College and Roedean.

Transport links

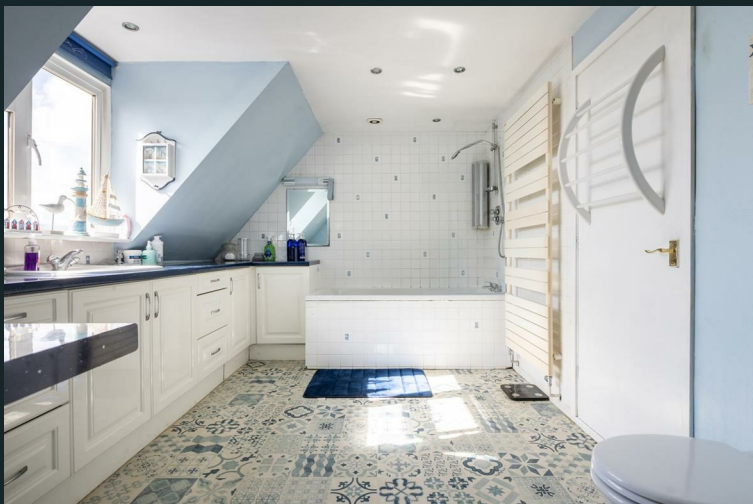
Situated east of Brighton & Hove's city centre, this property is conveniently accessible via a fifteen-minute drive along the scenic A259 coast road. Additionally, it benefits from excellent transport connections, including a reliable bus service offering frequent and easy access to Brighton City Centre 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.









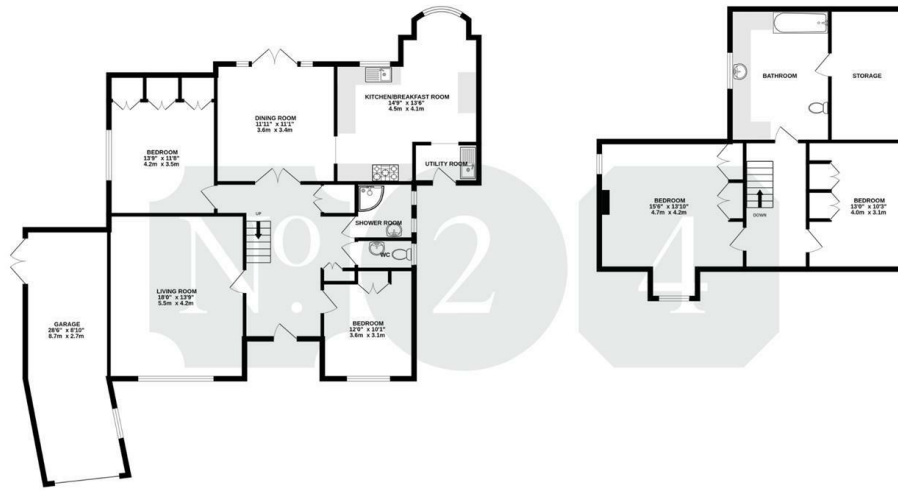






GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

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