



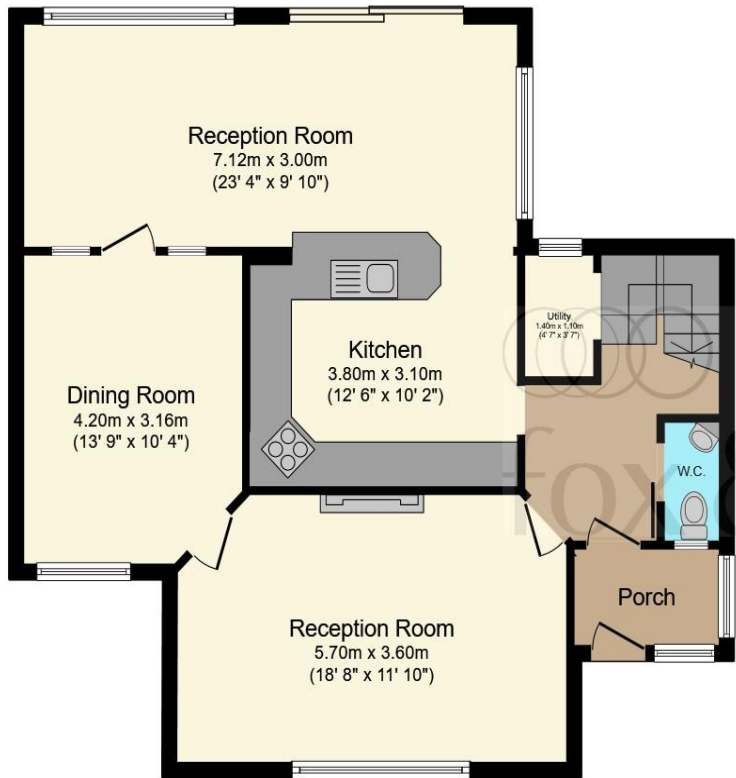
Welesmere Road, Rottingdean, Brighton, BN2 7DN

welcome to

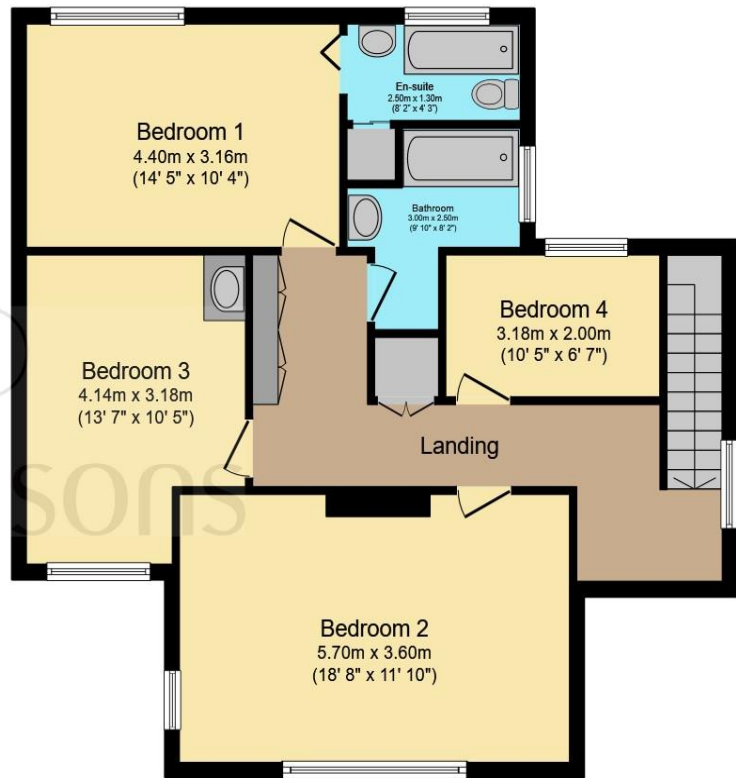
Welesmere Road, Rottingdean, Brighton

Stunning four-bedroom detached house on Welesmere Road, Rottingdean. Enormous garden backs onto South Downs fields. Features a long driveway to rear garage. Perfect blend of countryside tranquility and modern living. Ideal family home.





Ground Floor



First Floor

Total floor area 160.2 sq.m. (1,725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Ground Floor

Porch

Front Reception Room
13' 8" x 11' 10" (5.69m x 3.61m)

Dining Room
13' 9" x 10' 4" (4.19m x 3.15m)

Rear Reception Room
23' 4" x 9' 10" (7.11m x 3.00m)

Kitchen
12' 6" x 10' 2" (3.81m x 3.10m)

Utility Room
4' 7" x 3' 7" (1.40m x 1.09m)

Upstairs

Bedroom 1
14' 5" x 10' 4" (4.39m x 3.15m)

Bedroom 1 Ensuite
8' 2" x 4' 3" (2.49m x 1.30m)

Bedroom 2
18' 8" x 11' 10" (5.69m x 3.61m)

Bedroom 3
13' 7" x 10' 5" (4.14m x 3.17m)

Bedroom 4
10' 5" x 6' 7" (3.17m x 2.01m)

Bathroom
9' 10" x 8' 2" (3.00m x 2.49m)

welcome to

Welesmere Road, Rottingdean, Brighton

- GARDEN BACKS ONTO THE SOUTH DOWN FIELDS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- ENSUITE
- AMPLE STORAGE
- LONG PRIVATE DRIVE WAY
- GARAGE
- 1776.05SQFT

Tenure: Freehold EPC Rating: D

£1,300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD104742



Property Ref:
RTD104742 - 0002

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