



**Elvin Crescent, Rottingdean Brighton BN2 7FF**



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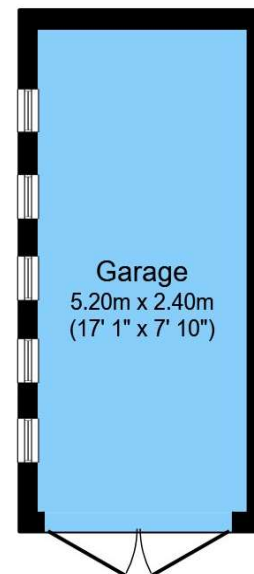
**Elvin Crescent, Rottingdean Brighton**

GUIDE PRICE £500,000 TO £525,000. Nestled in the charming costal village of Rottingdean , this beautifully refurbished three-bedroom bungalow offers aperfect blend of contemporary elegance and practicality. Finished to an exceptional standard.





**Floor Plan**



**Garage**

**Living Room**

21' 5" x 10' 9" ( 6.53m x 3.28m )

**Kitchen**

12' 5" x 11' 9" ( 3.78m x 3.58m )

**Bedroom 1**

13' 9" x 10' 9" ( 4.19m x 3.28m )

**Bedroom 2**

9' x 7' 10" ( 2.74m x 2.39m )

**Bedroom 3**

8' 8" x 7' 10" ( 2.64m x 2.39m )

**Garage**

17' x 7' 10" ( 5.18m x 2.39m )

Total floor area 93.0 m<sup>2</sup> (1,001 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](http://www.focalagent.com)

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## **Elvin Crescent, Rottingdean Brighton**

- LARGE DRIVEWAY
- GARAGE
- VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- NEAR BY SHOPS

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTD105124 - 0015

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