

Welesmere Road, Rottingdean, Brighton, BN2 7DN  
£1,250,000





# Welesmere Road, Rottingdean, Brighton, BN2 7DN

Located in the charming area Rottingdean, this stunning detached character house on Welesmere Road is a superb family home that offers both space and elegance. With four generously sized reception rooms, this property provides ample room for relaxation and entertainment, making it perfect for family gatherings or hosting friends.

The house boasts four well-appointed bedrooms, ensuring that everyone has their own private space. Additionally, there are three modern bathrooms, which add to the convenience and comfort of daily living. The thoughtful layout of the home enhances its appeal, making it a delightful place to reside.

One of the standout features of this property is the stunning, mature, westerly facing 100ft lawned rear garden, which is a true oasis, providing a perfect setting for outdoor activities, gardening, or simply unwinding in the fresh air. There is also wonderful conservatory or sunroom, which invites natural light and offers a serene space to enjoy the garden views throughout the year.

The property is situated in a desirable neighbourhood, known for its community spirit and proximity to local amenities, schools, and the beautiful coastline.

This exceptional home combines character with modern living, making it an ideal choice for families seeking a peaceful yet vibrant lifestyle in one of Brighton's most sought-after areas. Don't miss the opportunity to make this wonderful property your own.

## Entrance Porch

8'0" x 3'8" (2.46 x 1.12)

## Entrance Hallway

14'6" x 6'7" (4.42 x 2.02)

## Cloakroom

4'3" x 4'1" (1.32 x 1.27)

## Living Room

11'10" x 16'11" (3.63 x 5.16)

## Dining Area

20'8" x 9'6" (6.32 x 2.92)

## Reception Room

10'7" x 9'8" (3.23 x 2.95)

## Kitchen

8'0" x 10'11" (2.46 x 3.33)

## Breakfast Area

10'4" x 9'6" (3.15 x 2.90)

## Inner Hallway

3'6" x 10'5" (1.09 x 3.18)

## Shower/Utility Room

4'6" x 7'11" (1.39 x 2.43)

## Sunroom/Conservatory

9'7" x 22'10" (2.94 x 6.97)

## Stairs to First Floor

## Family Bathroom

5'4" x 6'7" (1.64 x 2.03)

## Bedroom Three

12'2" x 10'0" (3.72 x 3.06)

## Bedroom Four

6'9" x 10'0" (2.07 x 3.05)

## Bedroom One

12'2" x 18'4" (3.71 x 5.59)

## En Suite Shower Room

2'11" x 6'4" (0.89 x 1.94)

## Stairs to First Floor

## Bedroom Two

21'3" x 8'11" (6.48 x 2.73)

## Gardens

## Garage

8'8" x 17'5" (2.66 x 5.33)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	