

Eley Crescent, Rottingdean, Brighton, East Sussex, BN2 7FE

£539,000

Council Tax Band: D



ADDITIONAL SELF CONTAINED ANNEXEThis is a fantastic opportunity to acquire this SPACIOUS and exceptionally well cared for THREE DOUBLE BEDROOM bungalow, which is situated in this HIGHLY POPULAR location of ROTTINGDEAN and has the rare benefit of a SELF CONTAINED ANNEXE. This delightful home has been completely refurbished over the last five years and has been rewired, had four new velux windows installed , been re plumbed with a nest thermostat and had a new roof!! You are granted access to the ground floor via the main entrance door, the ground floor accommodation consists of a two double bedrooms, a cosy living room which has stripped wooden flooring, plus a 10.6 k/w multi fuel burner installed, a modern fitted kitchen with built in appliances and stone quartz working surfaces, a modern shower room and a useful conservatory to the rear that could easily double up as a dining room. Stairs rise from an integral hallway up to the large master bedroom which offers velux windows to the front and rear. Outside there is a level lawned rear garden. The driveway at the side of the property leads down to the super SELF CONTAINED ANNEXE. This comprises of a modern fitted kitchen and shower room plus a spacious BEDSITTING room. There is a door from here to the rear garden. So if you are looking for a home with income a place to work from home then this could be the property for you. Open House Estate Agents have not verified with any local authorities the validity of any extensions or annexes. We recommend that any one interested in purchasing make their own enquiries.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC