



Eley Crescent, Brighton, BN2 7FE

Offers In The Region Of £550,000



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Located in the highly sought-after coastal village of Rottingdean in East Sussex, this attractive detached bungalow presents a unique opportunity for discerning buyers. The property boasts a generous corner plot, providing not only ample outdoor space but also significant potential for future development, subject to obtaining the necessary planning permission.

The bungalow itself offers a flexible layout, currently configured with two to three bedrooms, making it adaptable to various living arrangements. The accommodation includes a comfortable living room, a recently fitted kitchen that combines modern aesthetics with practicality, and a contemporary shower room. One of the bedrooms is thoughtfully situated within a roof conversion, adding character and versatility to the home.

While the property has been meticulously well maintained throughout, it also offers exciting scope for modernisation and extension, allowing new owners to tailor it precisely to their tastes and requirements. Comfort is assured with gas central heating and double glazing installed throughout, ensuring a warm and energy-efficient home year-round.







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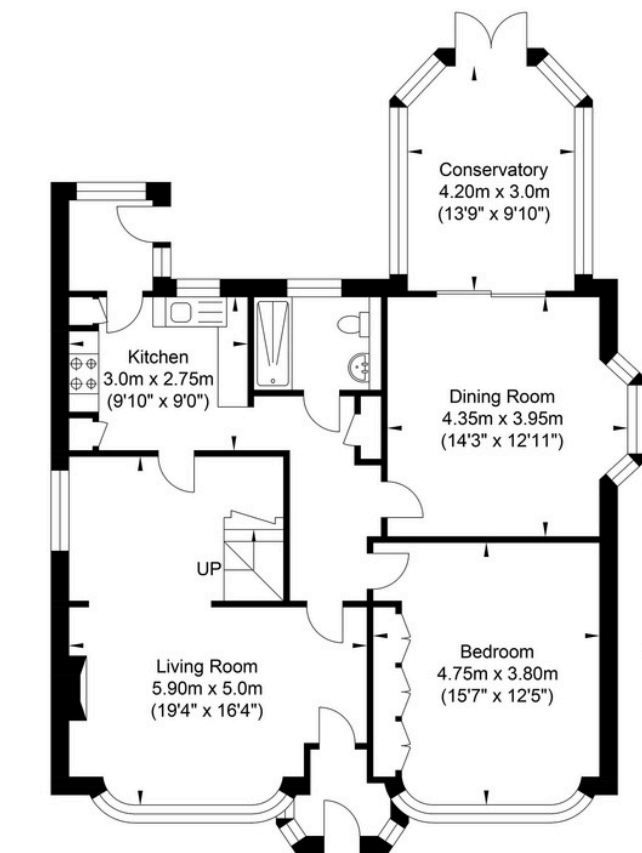
Adding to the living space is a charming conservatory, providing a bright and airy spot to relax and enjoy views of the garden, regardless of the weather. The exterior of the property is equally impressive, featuring delightful, well-maintained mature gardens that wrap around the bungalow, offering privacy and a serene outdoor sanctuary. These gardens are perfect for alfresco dining, entertaining, or simply unwinding amidst nature.

Practical amenities include off-road parking and a garage, providing secure storage and convenience. The substantial corner plot is a key feature, hinting at the potential for a separate building plot, subject to the necessary planning consents being granted. This offers an intriguing prospect for investors or those looking to maximise the value of their purchase.

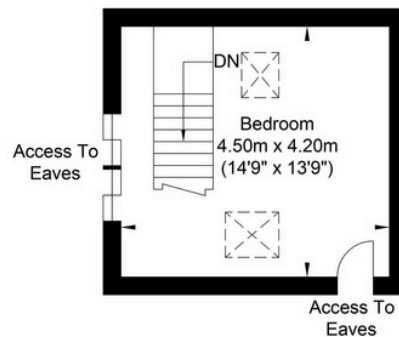
Located in the picturesque village of Rottingdean, residents benefit from a charming community atmosphere, local shops, cafes, and easy access to the stunning Sussex coastline. Brighton city centre is also just a short drive away, offering a wider array of amenities, entertainment, and transport links.

This exceptional property is offered with no onward chain, simplifying the buying process and allowing for a smoother, quicker transaction. Early viewing is highly recommended to fully appreciate the potential and charm of this wonderful Rottingdean home.

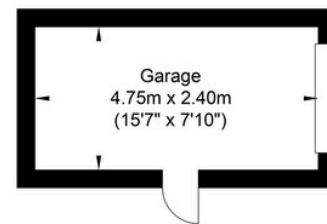




Ground Floor
Approximate Floor Area
962.07 sq ft
(89.38 sq m)



First Floor
Approximate Floor Area
203.43 sq ft
(18.90 sq m)



Garage
Approximate Floor Area
122.70 sq ft
(11.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 108.28 sq m / 1165.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Note

In accordance with the Estate Agents Act 1979, respective purchasers are advisers that the vendor of this property is a connected person to Oakley Property.

Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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Oakley

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