



22 Elvin Crescent, Rottingdean, BN2 7FF  
£489,950

CarruthersandLuck  
SalesandLettings



## 22 Elvin Crescent

Rottingdean, Brighton

Upon entering, you are welcomed by a generous hallway leading to a lounge that seamlessly flows into a substantial conservatory, creating a bright and versatile living space perfect for relaxing or entertaining and having the added benefit of a wood burner for those winter months. Sliding doors open out into a conservatory where expansive windows allow for abundant natural light and provide a delightful outlook over the rear garden. The glass conservatory roof is new. The current owners use the conservatory and a dining and sitting room. The newly well-appointed fitted kitchen has ample storage and workspace, while the adjoining large utility room offers additional functionality and convenience for busy households. Each of the three double bedrooms is generously sized, offering flexible accommodation that can be tailored to suit a variety of needs, whether as restful sleeping quarters, a home office, or even a hobby room. The new modern bathroom is thoughtfully designed, comprising a full suite with a WC, and is finished with contemporary fixtures and fittings.



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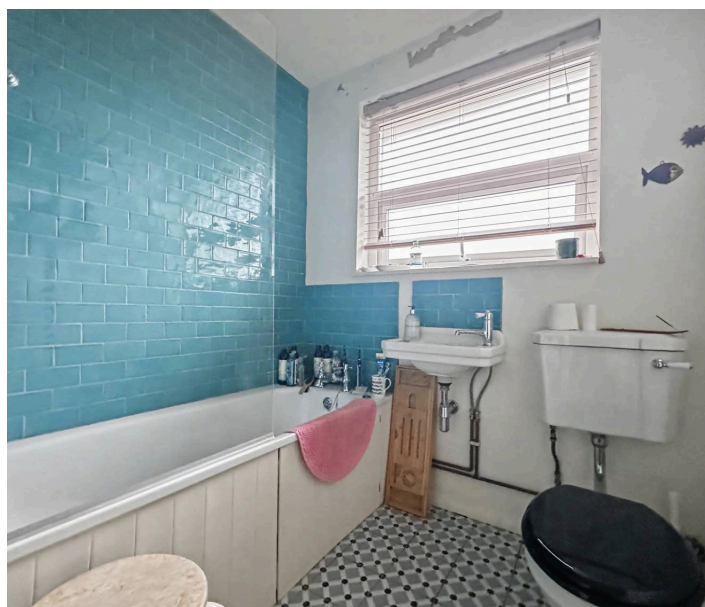
Rottingdean, Brighton

Throughout the bungalow, the thoughtful layout ensures ease of movement and maximises the use of space, while large windows and neutral décor create a welcoming and airy atmosphere. With the vendor already suited, this property presents a fantastic opportunity for a smooth and timely purchase, allowing you to settle into this desirable Rottingdean location without delay. Excellent public transport links and proximity to local schools further enhance the appeal, making this a superb choice for those seeking a well-connected, practical, and stylish home in a thriving coastal community.

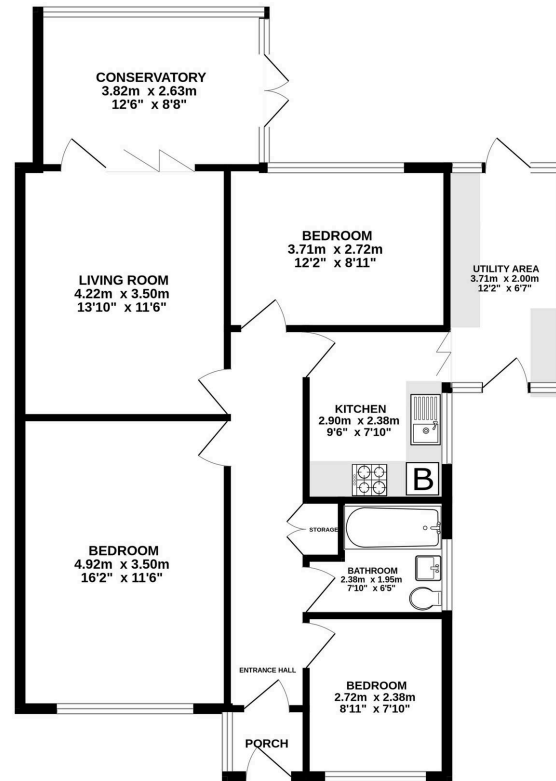
Council Tax band: D

Tenure: Freehold

EPC: C



GROUND FLOOR  
87.6 sq.m. (943 sq.ft.) approx.



22 ELVIN CRESCENT ROTTINGDEAN BRIGHTON

TOTAL FLOOR AREA : 87.6 sq.m. (943 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Carruthers and Luck Sales and Lettings

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