

Cranleigh Avenue, Rottingdean, Brighton BN2 7GT

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welcome to

Cranleigh Avenue, Rottingdean Brighton

This imposing detached family home in Rottingdean in a raised position near the cliff tops with sea views. Set up for family living with a stunning living space. The kitchen flows to the dining area, to the cinema room and then the lounge. With 4 double bedrooms, 2 en-suites and a family bathroom.



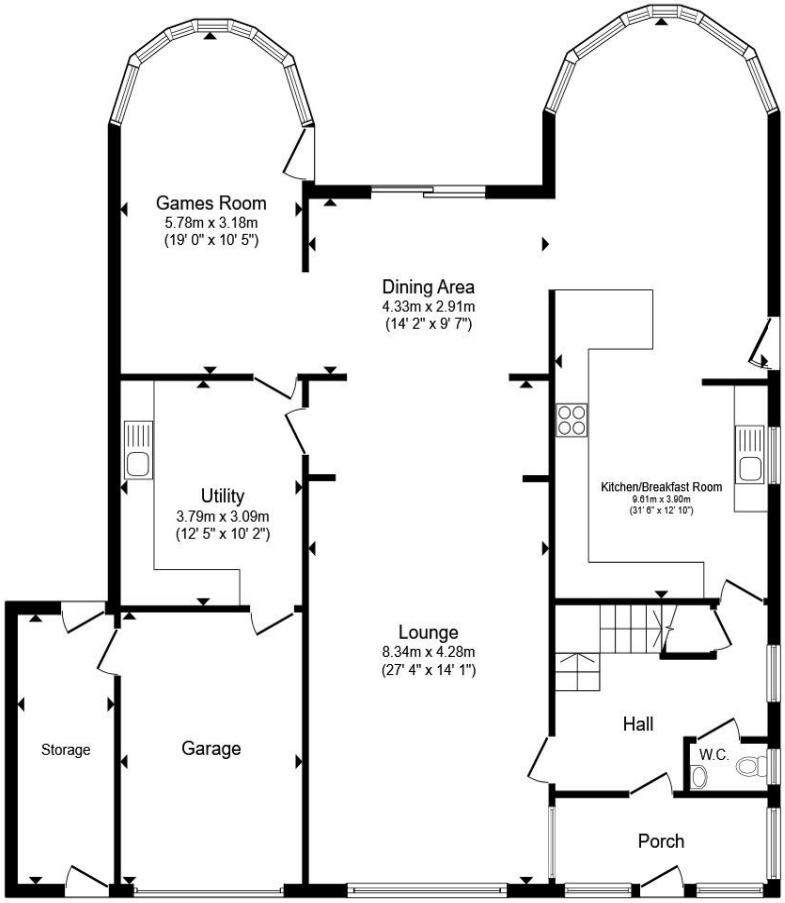




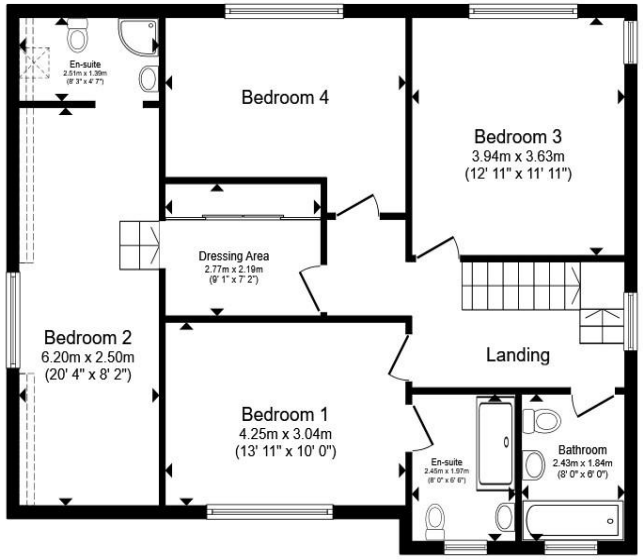








Ground Floor



First Floor

Total floor area 245.5 m² (2,642 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.propertybox.io

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Occupying an enviable elevated position in one of Rottingdean's most sought-after residential locations, this substantial detached family home extends to approximately 2,600 sq ft and enjoys delightful sea views whilst offering exceptionally versatile and spacious accommodation throughout. The property combines contemporary family living with a superb layout designed for both everyday life and entertaining on a grand scale.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family space. Beautifully appointed with an extensive range of solid wood shaker-style units, the kitchen flows seamlessly into a bright dining area with vaulted ceiling, skylights and 3 separate openings onto the rear garden. Beyond this space is an expansive lounge.

Adding further flexibility are two additional living spaces, including a stunning cinema/games room with vaulted ceiling and projector screen. A large utility room, downstairs cloakroom and integral access to the garage complete the ground floor accommodation.

To the first floor, the property boasts four generous double bedrooms. The master bedroom benefits from a stylish en-suite shower room and attractive sea views, whilst a second bedroom also enjoys en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, The attic is large and could be converted (STNPC).

To the rear is a lawned garden bordered by a slate patio and a resin bonded lower patio.

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Cranleigh Avenue, Rottingdean Brighton

- Detached 4 bedroom family home - 2600 sqft
- 3 bathrooms
- Extensive living space with 3 reception rooms
- In Rottingdean with sea views
- Garage and driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£1,150,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108678

The Property Ombudsman

Property Ref:
KET108678 - 0003

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