



## **Elvin Crescent, Rottingdean Brighton BN2 7FF**

*Discover the perfect blend of modern comfort and timeless charm with this beautifully presented 2-bedroom bungalow, nestled in the picturesque village of Rottingdean.*

**welcome to**

**Elvin Crescent, Rottingdean Brighton**

Designed with both style and functionality in mind , this property is ideal for those seeking a contemporary living space in a peaceful setting. Step inside to find a sleek and stylish open-plan kitchen and living area, perfect for entertaining or relaxing in comfort. This stunning bungalow offers high-quality Herringbone Amtico flooring flowing throughout the home, adding a touch of sophistication and durability. Enjoy cozy evenings with underfloor heating. Making this home inviting all year round.





**Total floor area 83.1 m<sup>2</sup> (894 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.focalagent.com](http://www.focalagent.com)

The living space seamlessly connects to the outdoors with stunning bi-fold doors leading to a spacious, well-maintained garden. Perfect for outdoor dining, gardening or simply unwinding. The property boasts two generously sized bedrooms, ideal for couples, small families, or downsizers.

Situated in the sought-after location of Rottingdean, this bungalow offers easy access to local shops, cafes, and the nearby coastline, combining the best of village charm with modern convenience.

Don't miss this opportunity to make this stunning property your new home !

welcome to

## Elvin Crescent, Rottingdean Brighton

- UNDERFLOOR HEATING
- VILLAGE LOCATION
- GARDEN
- NEARBY BUS ROUTES
- NEARBY SHOPS
- ACCESS TO SCHOOLS ALL AROUND
- TWO GENEROUS SIZED BEDROOMS
- OPEN PLAN

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTD105092 - 0007

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