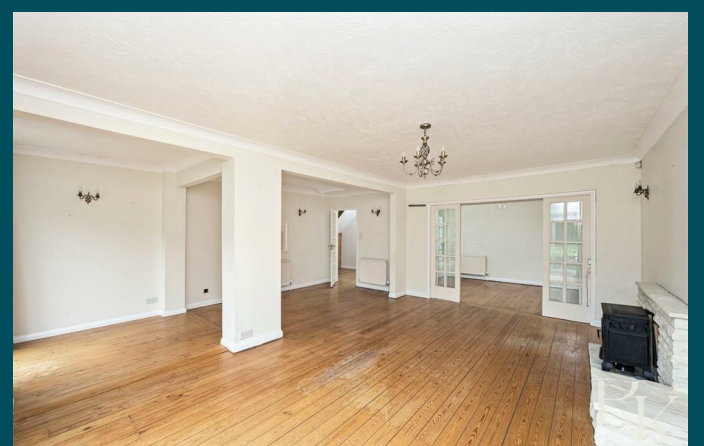




44 Dean Court Road  
Brighton, BN2 7DJ



# 44 Dean Court Road

Brighton, BN2 7DJ

**Asking price £875,000**

Located within Rottingdean's highly regarded conservation area, on a quiet residential road rising from the heart of the village, this well-proportioned three-bedroom, detached chalet bungalow enjoys far-reaching views across the South Downs.

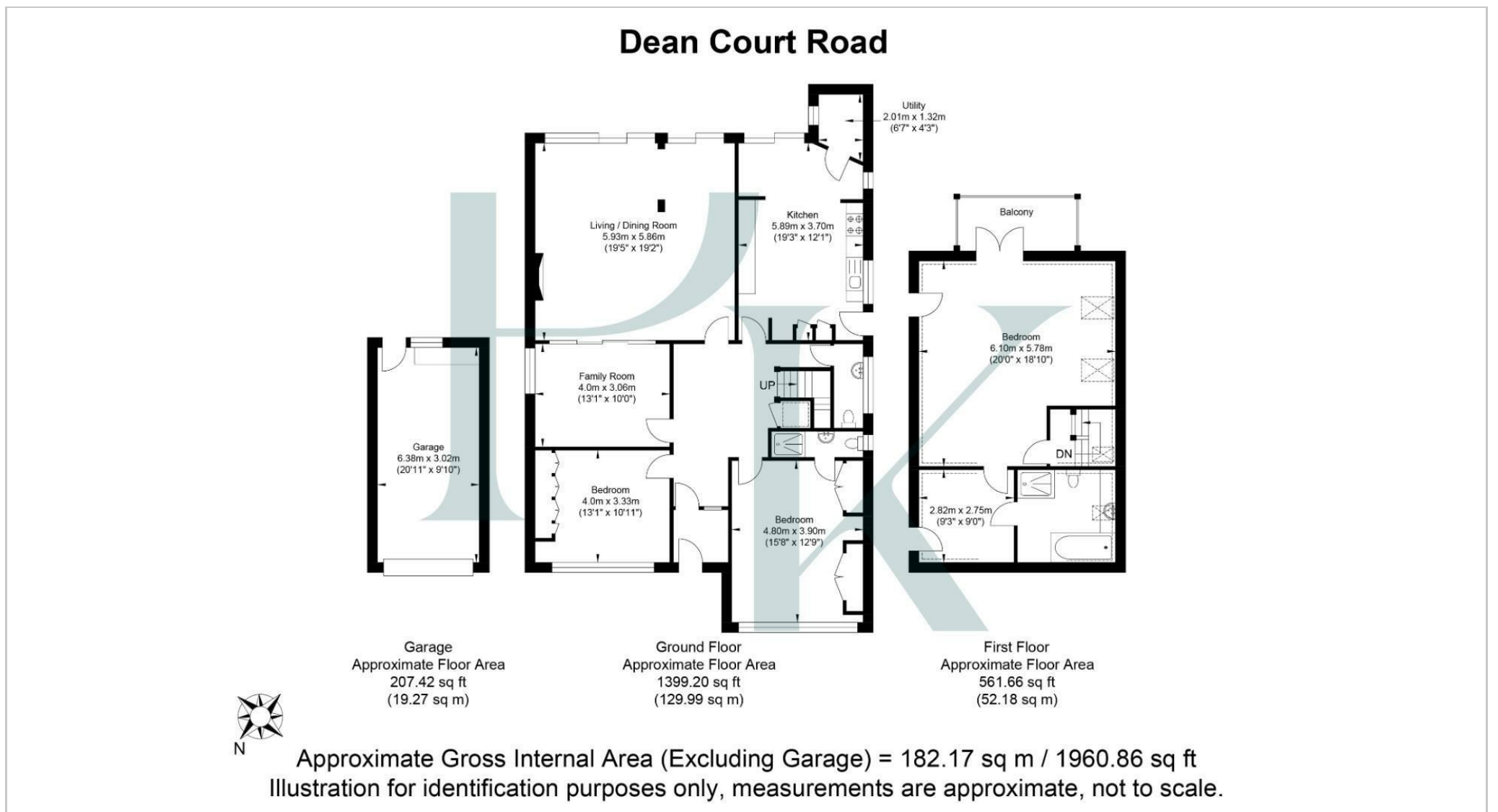
Set back from the road and approached via a private driveway with off-street parking and an integral garage, the property offers over 1,900 sq ft of bright, flexible accommodation arranged over two floors.

The ground floor is centred around a spacious and welcoming entrance hall, from which all principal rooms are accessed. To the front of the house are two generous double bedrooms, both benefiting from built-in storage and offering flexible use for family living or guests. A separate family room provides an ideal space for home working, a snug, a children's playroom or it could easily be converted to a fourth bedroom.

To the rear, the house opens into a substantial living and dining room, beautifully lit by large glazed doors and complemented by warm wood flooring. Adjacent is the large kitchen where sliding doors open directly onto the rear garden, bringing the outdoors in and making the most of the open outlook. The kitchen itself is well proportioned, with ample worktop and storage space, and also has a handy utility set-off the room too.

The first floor is dedicated to an impressive principal bedroom suite, forming a peaceful retreat away from the main living space. This large room benefits from an en-suite bathroom, excellent storage, and doors opening onto a private balcony, from which there are delightful views over the garden and across the rolling South Downs.

Outside, the spacious garden offers a peaceful and private retreat, backing directly onto open fields where horses can often be seen grazing. With its generous size, there is excellent potential to add a ground floor extension while still retaining a substantial garden area.



Energy Efficiency Rating	
Current	Potential
71	80

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

# Pearson Keehan