

4

BED

Stunning, Spacious Home, Excellent Location

8, Cranleigh Avenue, Brighton, BN2 7GT

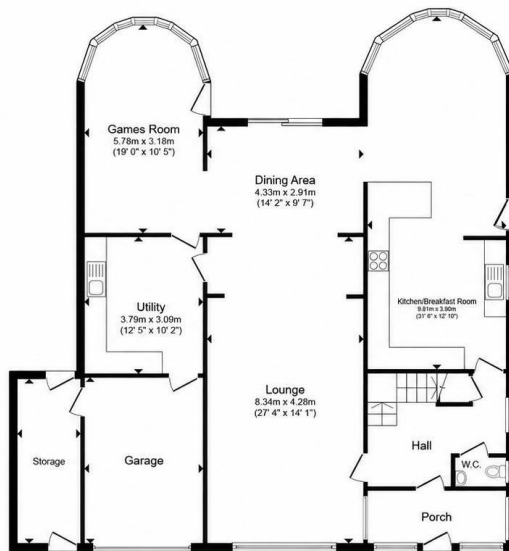


Price £1,150,000

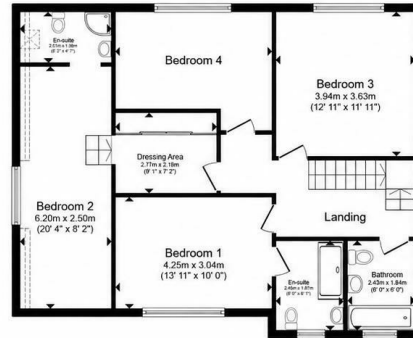
Freehold

phillipmann
we do more

www.phillipmann.com



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

inbrief...

Occupying an enviable elevated position in one of Rottingdean's most sought-after residential locations, this imposing detached family home offers approximately 2,600 sq ft of spacious and versatile accommodation, together with some delightful sea views. Designed with modern family living and entertaining in mind, the property provides an impressive combination of generous living and bedroom space.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining and family area. The beautifully appointed kitchen features an extensive range of solid wood Shaker-style units and flows seamlessly into a bright dining area with vaulted ceiling, skylights and three separate openings onto the rear garden. From here, the accommodation continues into a large and impressive lounge, creating an excellent sense of space and flow.

Further living accommodation includes a superb cinema/games room with vaulted ceiling and projector screen, providing the perfect space for family entertainment. A large utility room, downstairs cloakroom and integral access to the garage complete the ground floor.

To the first floor are four generous bedrooms. The principal bedroom enjoys attractive sea views and benefits from a stylish en-suite shower room, while the second bedroom also has en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom. The large attic space offers excellent potential for conversion, subject to the necessary planning consents.

Outside, the rear garden provides a combination of lawn and patio areas, including a slate patio and resin-bonded lower patio, creating an excellent space for outdoor entertaining and relaxation.

This substantial family home offers exceptional living space, excellent entertaining facilities, four double bedrooms, two en-suites, sea views and further potential, all within this highly desirable Rottingdean location.



EPC Rating - TBC
Council Tax Band -E

moreinfo...



Phillip Mann Peacehaven Office
226-230 South Coast Road, Peacehaven, BN10 8JR
01273 586622

To see more details on this & all our homes go to
www.phillipmann.com