4A Rotherfield Close, Hollingbury, Brighton, BN1 8FJ

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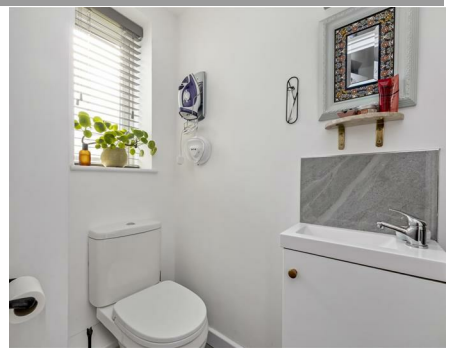
Guide Price £325,000 - £350,000 Freehold

- End of terraced home built in 2023
- No onward chain
- Two bedrooms
- 15' lounge/dining room with patio doors onto the garden
- Ground floor cloakroom/utility room
- East to West aspect
- Economical heating system with solar panels
- Remainder of Insurance backed guarantee
- West facing rear garden
- Private driveway with vehicle charging point

GUIDE PRICE £325,000 - £350,000

Positioned in a quiet cul-de-sac location is this end of terrace family home, built in 2023. This lovely home offers a spacious lounge/dining room with patio doors leading to the garden, fitted kitchen with white high gloss units and cloakroom/utility room on the ground floor. Having the added benefit of an East to West aspect allowing natural light to flow through. Stairs rise to the first floor landing where you find two bedrooms and the family bathroom. Outside you have the added benefit from a private driveway with vehicle charging point, stocked flower beds and a laid to lawn Westerly facing rear garden. Further benefits include central heating system with solar panels, extensive insulation, remainder of the new build guarantee and No onward chain. Internal inspection is highly recommended by the vendors chosen local agent, Spencer & Leigh.

Rotherfield Close is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Pets at Home, Dunelm and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance

Entrance Hallway

Living/Dining Room
15'8 x 13'

Kitchen
13'11" x 5'6"

G/F Cloakroom WC

Stairs rising to First Floor

Bedroom
13' x 12'

Bedroom
13' x 8'3

Family Bathroom

OUTSIDE

Vehicle Charging Point

Private Driveway

Rear Garden

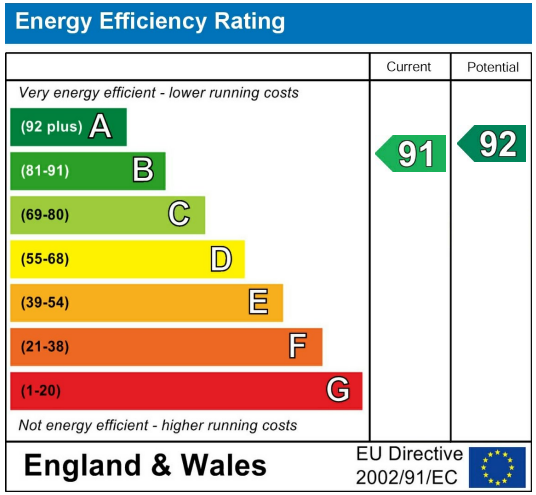
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private driveway & un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 38 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- C



Rotherfield Close

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Ground Floor
Approximate Floor Area
398.69 sq ft
(37.04 sq m)

First Floor
Approximate Floor Area
350.79 sq ft
(32.59 sq m)

Approximate Gross Internal Area = 69.63 sq m / 749.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.