

Spencer
& Leigh



57 Rotherfield Crescent, Hollingbury, Brighton, BN1 8FH

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Brighton, BN1 8FH**

Guide Price £475,000 - £500,000 Freehold

- Extended family home
- Lounge & separate dining room
- 18' Kitchen/breakfast room
- White high gloss fitted units with range cooker
- Ground floor cloakroom
- 21' Family/second lounge/annexe
- Three first floor bedrooms
- Modern family bathroom
- Private vehicle parking
- South westerly facing rear garden

GUIDE PRICE £475,000 to £500,000

This extended semi-detached family home offers versatile accommodation and can easily be utilised as five bedrooms, along with a large kitchen and dining area if desired. The spacious property is exceptionally well-presented, featuring a neutral colour palette throughout. It has been freshly decorated and newly carpeted, making it ready for a new owner to move in.

The lovely 18-foot kitchen boasts white high-gloss fitted units, an integrated dishwasher, and a range-style cooker with an extractor hood, providing ample space for a dining table and chairs. On the ground floor, there is a separate dining room that could serve as the fourth bedroom, as well as a 21-foot family room or second lounge, which could easily function as the fifth bedroom or a home office.

On the first floor, you will find three double bedrooms, along with a family bathroom featuring a modern white suite.

Outside, there is private vehicle parking and a south-westerly facing rear garden with stunning views, a large patio, and a gently sloping lawn. Viewing is highly recommended. This property is exclusive to Spencer & Leigh. Call to book your viewing slot.



Rotherfield Crescent is ideally situated for access to a whole host of amenities including Hollingbury golf course, local shops, a health centre and a regular bus service to and from the city centre. There are added benefits with the nearby stores such as M & S Food, Matalan, Pets at Home, Argos and Asda.



Entrance hallway

Lounge
12'11 x 12'

G/f Bedroom
13'9 x 11'1

Kitchen/breakfast room
18' x 9'3

Family/Second lounge/Annexe
21'5 x 13'5

Ground floor cloakroom/WC

Stairs rising to

Bedroom
15'2 x 11'11

Bedroom
13'9 x 11'1

Bedroom
10'6 x 10'3

Bathroom

Front hardstand

Front garden

Rear garden

Outbuilding
17'11 x 11'3

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Off street parking and un-restricted on street parking
Broadband: Standard 4 Mbps, Superfast 58 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area (Including Annexe & Excluding Outbuilding) = 142.7 sq m / 1536.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.