



FOSTER
& CO.

Eley Drive

Brighton, BN2 7FH

Guide price £600,000

Situated in the popular coastal village of Rottingdean, this well-presented and versatile home offers approximately 1,281 sq ft of accommodation, together with excellent outside space and useful additional outbuildings.

The ground floor provides a fantastic sense of space, with a bright and impressive open-plan dining room enjoying a wonderful connection to the rear garden. The kitchen is well positioned alongside the dining area, while the adjoining snug provides a cosy additional reception space.

There are two bedrooms on the ground floor, one of which is currently arranged as a living room, offering excellent flexibility depending on the needs of the new owner. A bathroom completes the ground floor accommodation.

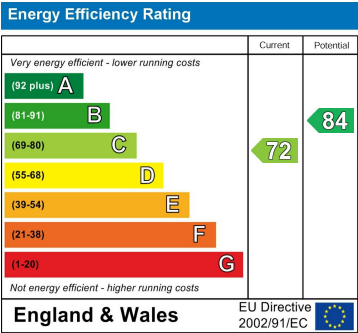
Upstairs, there are a further two bedrooms, providing versatile space for family, guests or working from home.

One of the real highlights of this property is the beautifully maintained rear garden, which enjoys a lovely sunny aspect. With a generous lawn, established planting and a substantial paved terrace immediately outside the house, it provides an ideal setting for outdoor dining, entertaining and relaxing during the warmer months.

The property also benefits from off-road parking to the front, side access and two useful outbuildings, including a sizeable storage area.

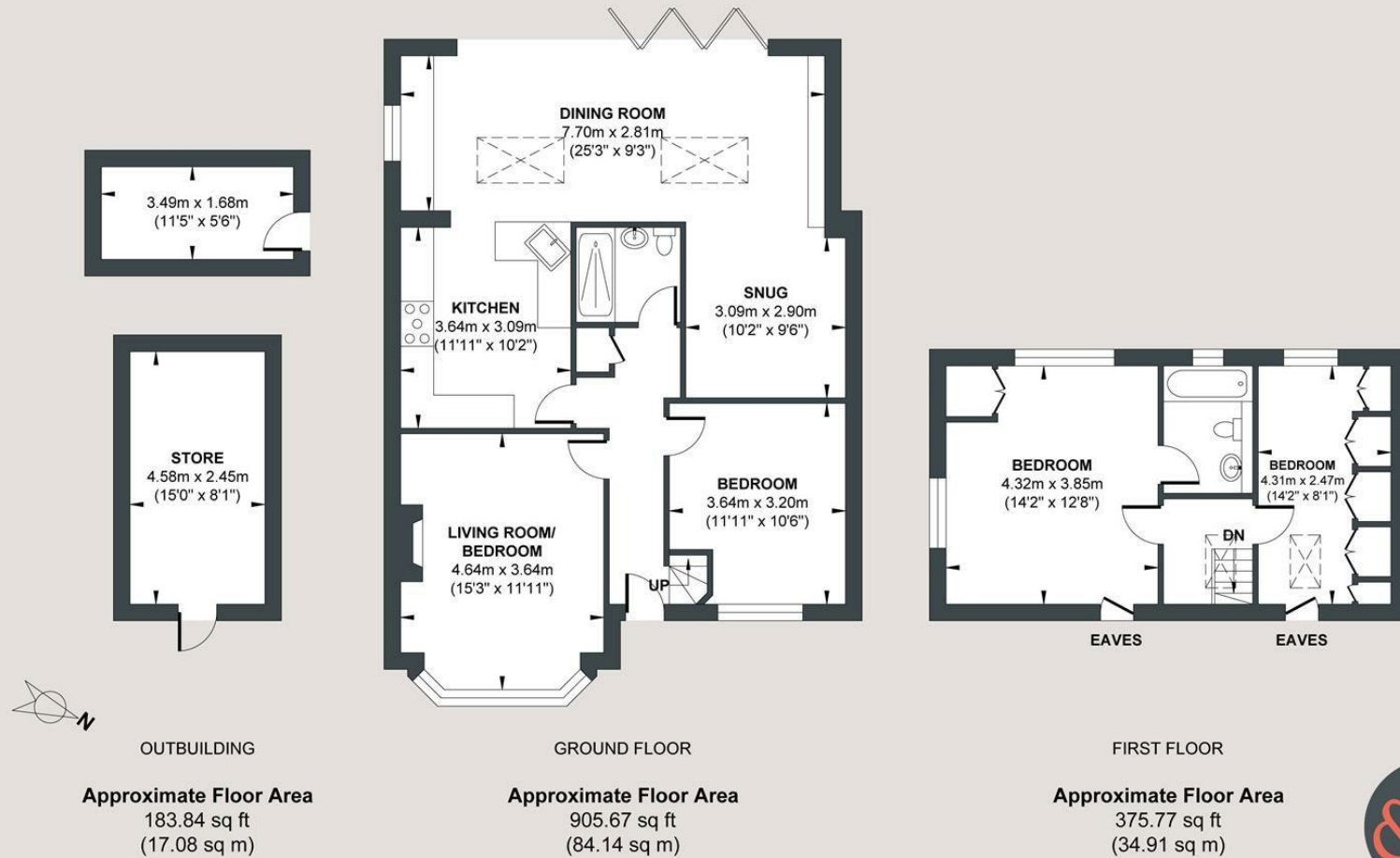
Offered to the market chain free, this is a superb opportunity to acquire a spacious and versatile home in a sought-after Rottingdean location, with the added attraction of a wonderful sunny garden and flexible accommodation arranged over two floors.

- Chain free family home in Rottingdean
- Four versatile bedrooms across two floors
- Modern fitted kitchen
- Beautiful sunny-aspect rear garden
- Off-road parking to the front
- Approx. 1,281 sq ft of accommodation
- Bright and spacious open-plan dining room
- Flexible additional snug/reception room
- Large patio ideal for outdoor dining & entertaining
- Useful outbuildings, storage & side access



ELEY DRIVE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 119.05 sq m / 1281.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

