

Rotherfield Close

Brighton

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Rotherfield Close Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

A well-presented two double bedroom house situated in a quiet residential cul-de-sac within the ever-popular Hollingbury/Patcham area of Brighton. The property benefits from its own driveway providing off-street parking.

The entrance hall leads into a spacious reception/dining room, enjoying views out onto the rear garden and offering an excellent space for both relaxing and entertaining. Adjacent is the good-sized, well-appointed kitchen, which enjoys views to the front and features ample worktop space along with modern appliances. Three built-in storage cupboards provide valuable additional storage. A large utility area runs off the kitchen, offering further worktop space, extensive storage options and direct access to the rear garden.

The rear garden is generous in size and west-facing, providing a versatile outdoor space that benefits from afternoon and evening sun.

Upstairs, there are two well-proportioned double bedrooms arranged off a central landing, one of which is particularly spacious and enjoys views to both the front and rear of the property. A recently refurbished, contemporary shower room is also located off the landing.

The property is ideally positioned moments from the green open spaces of Hollingbury Nature Reserve and Stanmer Park. Hollingbury Retail Park, a selection of well-regarded schools and excellent transport links are all close by, with easy access to the A23/A27 and Brighton city centre.







SCAN HERE TO OFFER ON THIS PROPERTY



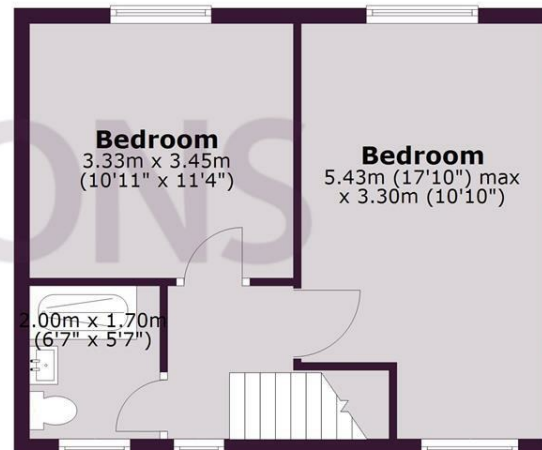
Ground Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange
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