



10 Rotherfield Crescent, Brighton, BN1 8FQ

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Porch * Living Room with feature fireplace * Kitchen Dining Room * Family Room/Bedroom * Shower Room * Rear lobby with store cupboard and door to garden.

First Floor: Landing with hatch to loft * Two Double Bedrooms both with built in wardrobes * Family Bathroom.

Outside: Rear garden with lawn, sun deck offering superb views to the South Downs. Summerhouse/ Home Office with power.

Gas Fired Central Heating & Double Glazing

This very spacious semi-detached family house is offered in excellent decorative order and offers superb views over the surrounding area. The rooms are all of good size and the ground floor family room with en suite shower has great potential as a separate studio/annex. The kitchen has been refitted to an excellent specification with ample storage, worktops and integrated oven & hob. Both of the first floor bedrooms are double and the bathroom is fitted with a modern white suite. The attractive rear garden has a large Sun Deck, lawn, flower and shrub borders together with a lovely SUMMERHOUSE with power, side access and water tap.

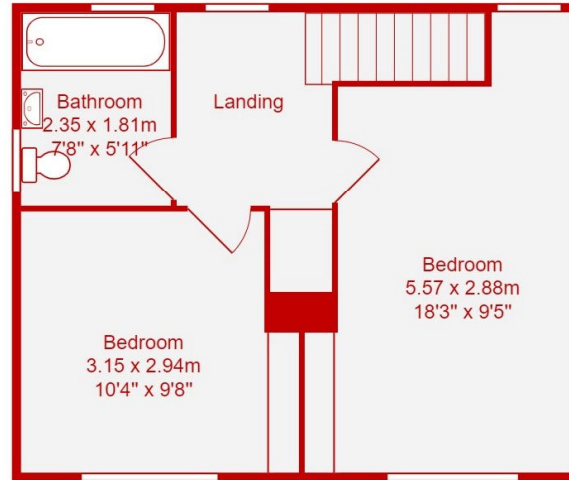
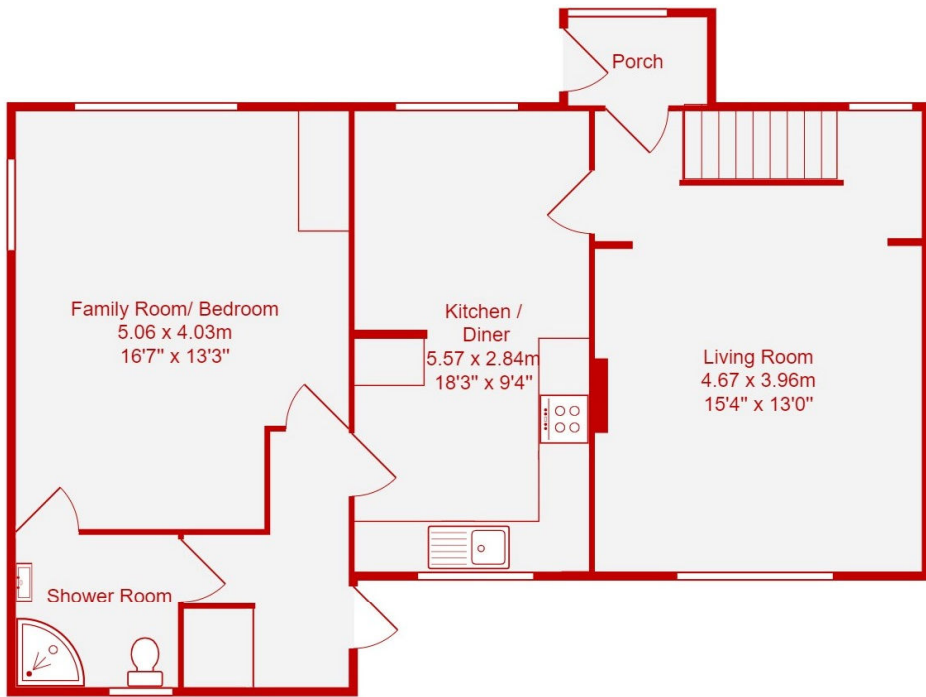


Situated in this popular residential area with good local shopping available nearby at Patcham Village with the Co op as well as at Fiveways with a further range of independent shopping. There is a good local bus service providing access to all parts of Brighton and Hove and Preston Park Railway station is approximately two miles distant. There are good schools close by catering for children of all ages and Brighton City centre with its main shopping thorofare and Seafront with its fine bathing beaches and recreational facilities being approximately 3 miles distant. The property is also within reach of Carden Avenue with Marks & Spencer Food Hall and the Asda supermarket.

Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Bursted Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.

Council Tax Band C





First Floor
Area: 37.0 m² ... 398 ft²



Ground Floor
Area: 68.0 m² ... 732 ft²

Total Area: 105.0 m² ... 1130 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.