



Eley Drive, Brighton



Guide Price
£625,000
Freehold

- A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- SINGLE GARAGE
- OPEN PLAN KITCHEN/DINING
- HIGHLY SOUGHT AFTER ROTTINGDEAN LOCATION
- NO ONWARD CHAIN
- DRIVEWAY WITH PARKING FOR TWO CARS
- LANDSCAPED REAR GARDEN WITH LED LIGHTING
- SOLAR PANELS
- SPANNING OVER 1495 SQFT

*** GUIDE PRICE £625,000 - £650,000 ***

Robert Luff & Co are delighted to bring to market this exceptional four bedroom semi detached chalet bungalow situated in this sought after location in Rottingdean. Within a short walk of Rottingdean village centre with its artisan shops, cafes, restaurants, pubs, convenience stores, schools as well as the beach and promenade. Frequent bus service runs on the coast road connecting to Brighton & Eastbourne.

Accommodation offers; Spacious living area, open plan kitchen/dining room, conservatory, four bedrooms, walk in wardrobe, family bathroom, ground floor WC and a single garage with electric door. Other benefits include; beautiful presented throughout, landscaped rear garden with LED lighting, summer house and solar panels.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Diner 21'7 x 12'2 (6.58m x 3.71m)

Living Room 25'4 x 10'4 (7.72m x 3.15m)

Conservatory 9'3 x 7'7 (2.82m x 2.31m)

Bedroom One 15'6 x 10'4 (4.72m x 3.15m)

Bedroom Four 8'5 x 7'6 (2.57m x 2.29m)

Ground Floor WC

Stairs To First Floor

Bedroom Two 13'8 x 10'11 (4.17m x 3.33m)

Walk In Wardrobe

Bedroom Three 14'9 x 7'6 (4.50m x 2.29m)

Bathroom

AGENTS NOTES

FREEHOLD

EPC: B

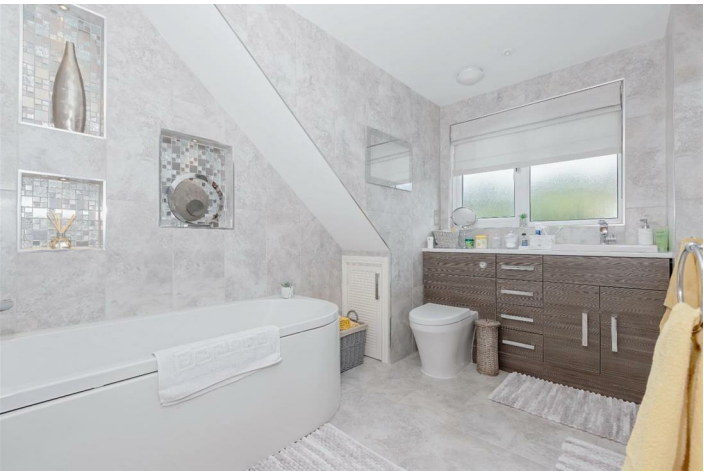
COUNCIL TAX BAND: C

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Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.