



1 Welesmere Road

Brighton, BN2 7DN

Offers over £1,150,000

Occupying a prime position in one of Rottingdean's most desirable residential roads, this attractive detached family home enjoys a superb 100ft southwest-facing rear garden, driveway parking and a garage, all set moments from open countryside and the coast.

Beautifully set back behind a mature front garden, the house has an immediately welcoming feel. The traditional exterior, with its tile-hung elevations and brick detailing, blends seamlessly with the character of the surrounding homes, while inside the property offers bright, generously proportioned accommodation arranged over three floors.

The ground floor provides excellent living space, ideal for both family life and entertaining. A spacious dual-aspect sitting room centres around a charming fireplace and flows through to a southwest facing dining area and office space overlooking the garden. Large windows draw in natural light throughout the day, while the adjoining conservatory offers a wonderful vantage point across the southwest facing garden - a perfect spot to relax and enjoy the afternoon and evening sun. The kitchen is well appointed with extensive cabinetry and worktop space, leading through to a breakfast area with direct access outside

Upstairs, the bedrooms are well balanced and bright, with elevated views across the surrounding area. The principal bedroom with en-suite is particularly generous, complemented by further comfortable bedrooms and a family bathroom.

A true highlight of the property is the beautifully established 100ft rear garden, enjoying a prized southwest aspect. Mainly laid to lawn and bordered by mature shrubs, trees and planting, it provides both privacy and a delightful green outlook. There is ample space for entertaining, gardening or family play, while the orientation ensures long hours of sunshine well into the evening - a rare and highly sought-after feature.

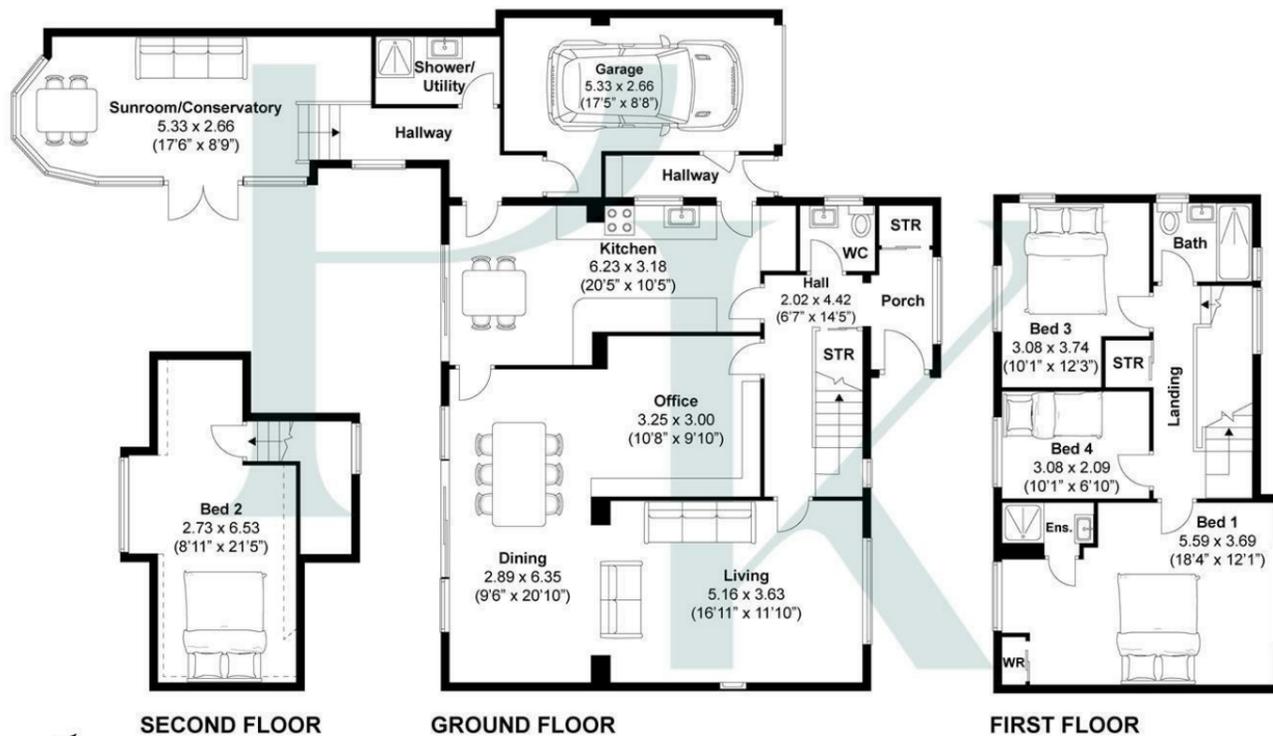
To the front, a private driveway provides off-road parking and leads to a spacious garage, offering further storage or potential for workshop use.

Rottingdean is a picturesque and highly regarded coastal village on the eastern edge of Brighton. Steeped in history and charm, it offers a wonderful balance between countryside, coastline and city convenience. The village centre features an excellent range of independent shops, cafés, traditional pubs and restaurants, along with a well-regarded primary school and local amenities. The seafront and undercliff walk are just moments away, providing stunning coastal walks towards Brighton Marina and Saltdean. Surrounded by the South Downs National Park, the area offers immediate access to beautiful downland walks and open countryside, while regular bus services connect Rottingdean to Brighton city centre and beyond.



Welesmere Road, Rottingdean

Approximately 202 sqm (2174 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating	
Current	Potential
59	69

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Pearson
Keehan