38 Rotherfield Crescent

Brighton, BN1 8FQ

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Offers in excess of £485,000

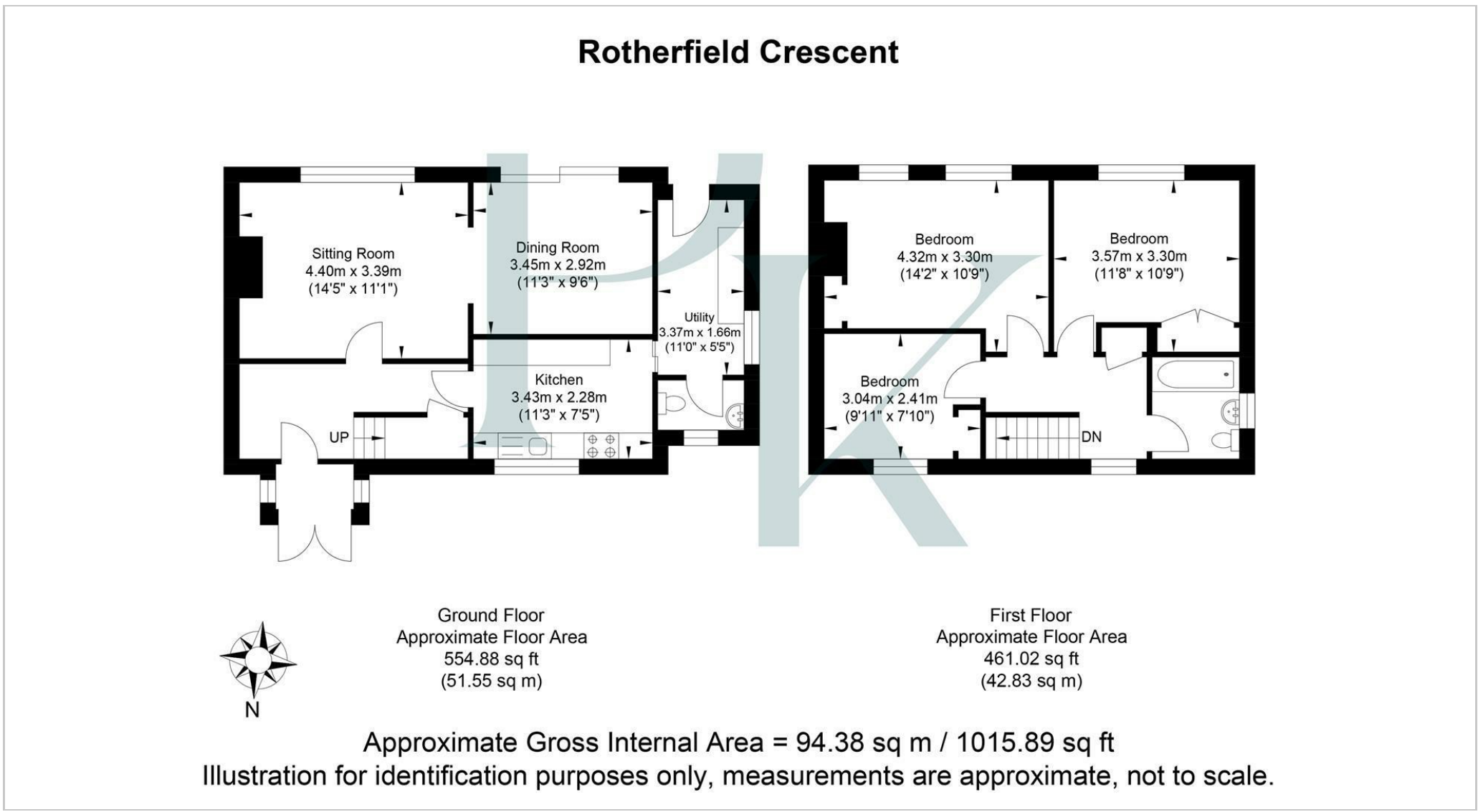
Situated within easy reach of the South Downs National Park and local amenities, this well-presented three-bedroom semi-detached home offers generous living space, off-street parking and a generously-szied garden.

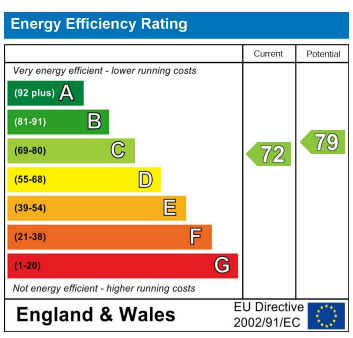
Extending to over 1,000 sq ft, the property provides bright and well-balanced accommodation across two floors. Upon entering, you are welcomed by a spacious and inviting entrance hallway. The ground floor boasts a generous through lounge and dining area, offering an ideal space for both everyday living and entertaining. Also serving the ground floor, a contemporary kitchen is fitted with modern cabinetry and ample worktop space, complemented by a practical utility room, a convenient downstairs W/C, and direct access to the garden.

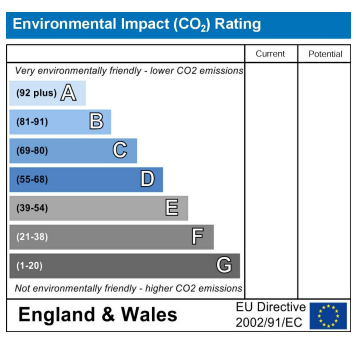
Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation, alongside a family bathroom finished in neutral tiling with a bath and overhead shower. Access to the loft space can also be found on this level and offers the opportunity to create a further bedroom(s) and bathroom, if desired and subject to normal consents.

Outside, the garden is a standout feature of the home. Designed to take full advantage of it's sunny orientation, it offers a generous lawn perfect for families and outdoor enjoyment, along with a patio area ideal for dining and entertaining. The property also benefits from off-street parking and its elevated position means you can enjoy some wonderful views across the city.

Rotherfield Crescent is situated in a popular residential area of Brighton, close to the South Downs and local amenities nearby. Easily accessible, the A27 provides links to London and Gatwick and bus links offer seamless travel to Brighton City Centre. Several well-regarded primary and secondary schools are within easy reach, making this home an ideal choice for families.







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