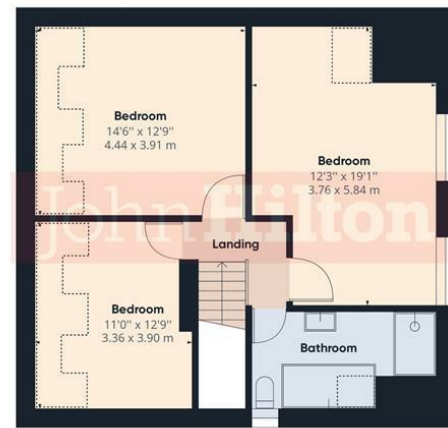


Ground Floor



Floor 1



Floor 2



Total Area Approx 1828.54 sq ft

55 Rodmell Avenue, Brighton, BN2 8PG

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## Guide Price £550,000 Freehold



## 55 Rodmell Avenue, Brighton, BN2

8PG  
GUIDE PRICE £550,000-£575,000 \*\*\*

Spanning an impressive footprint of 1572 sq ft, this deceptively spacious semi-detached chalet bungalow is considered to be in excellent decorative order throughout with particular attention paid to quality finish and fittings. The property boasts an elevated convenient position enjoying forward-facing Southerly views towards the sea, and is within easy walking distance to local shops and regular bus service on Longridge Avenue. To the ground floor there is a spacious sitting room, a beautifully fitted and fully integrated kitchen with breakfast bar, and a dining room which is currently used as a hobby room, alongside the master bedroom and ground floor shower room. To the first floor there are three further comfortable double bedrooms and the family bathroom. There is a driveway for two vehicles and a well-proportioned integral garage with electric vehicle charging point. A pretty garden stretches out to the rear and is arranged with a lower level paved patio alongside a generous lawn and an array of established shrubs and trees.

### Approach

Brick block paved driveway with off-road parking for two vehicles, electric up-and-over door into integral garage, outside light, brick paved slope with shingled planter to side, steps ascend to obscure double glazed front door with outside light opening into:

### Entrance Porch

Obscure double glazed window to side and obscure double glazed window to rear with door opening onto side passage to rear garden, ceramic tiled floor, inset downlights and solid oak panelled door opening into:

### Open-Plan Entrance Hall

Obscure double glazed window to side, stairs ascend to first floor landing with oak bannister and glass inset, built-in storage cupboard housing combination gas boiler, wall-mounted vertical anthracite grey radiator with mirror inset, and inset downlights. Wood laminate flooring extends through opening to:

### Kitchen/Breakfast Room

4.11m x 3.65m (13'5" x 11'11")  
Double glazed windows to side and front offering sea views with fitted wide-slat Venetian blinds. Modern fully-integrated fitted kitchen with a range of matching wall and base units to include integrated dishwasher and deep pan drawers. Composite work surfaces with over-sized porcelain tiled surround extend to include a one-and-a-half bowl stainless steel under-mounted sink with mixer tap with hot tap and integral liquid soap dispenser, a four-ring gas hob with contemporary-style extractor fan over, integrated double oven and space and plumbing for American-style fridge freezer. Breakfast bar with composite worktop, space and plumbing for freestanding washing machine and tumble dryer with cupboards either side, and space for three tall stools. Inset downlights, low-hanging pendants over breakfast bar, wall-mounted anthracite grey column radiator, and panelled oak door into:

### Lounge

6.07m x 3.93m (19'10" x 12'10")  
Double glazed window to front with low sill and fitted wide-slat Venetian blinds offering immediate sea views, radiator under, four wall lights, inset downlights, contemporary warm air heater with light feature.

### Master Bedroom

4.23m x 3.94m (13'10" x 12'11")  
Double glazed window to rear overlooking rear garden with fitted vertical blinds, radiator under, range of built-in wardrobes.

### Dining Room

2.88m x 3.69m (9'5" x 12'1")  
Double glazed sliding patio door to rear with fitted vertical blinds, radiator, wood laminate flooring, inset downlights.

### Ground Floor Shower Room

Obscure double glazed window to side, low-level WC, wash hand basin set into vanity unit with wall-mounted mirror over, part-tiled surround, large step-in shower enclosure with thermostat shower and hand-held shower attachment on riser, laminate flooring, and radiator.

### First Floor Landing

Hatch offering access into loft space, inset downlights, oak panelled door opening into:

### Bedroom

3.36m x 3.90m (11'0" x 12'9")  
Twin double glazed skylights with fitted black-out blinds offering sea views, radiator under, inset downlights.

### Bedroom

4.44m x 3.91m (14'6" x 12'9")  
Twin double glazed skylights with fitted black-out blinds, radiator under, inset downlights and two wall lights.

### Bedroom

3.76m x 5.84m (12'4" x 19'1")  
Twin double glazed windows to rear with fitted wide-slat Venetian blinds overlooking rear garden, radiator under, inset downlights.

### Bathroom

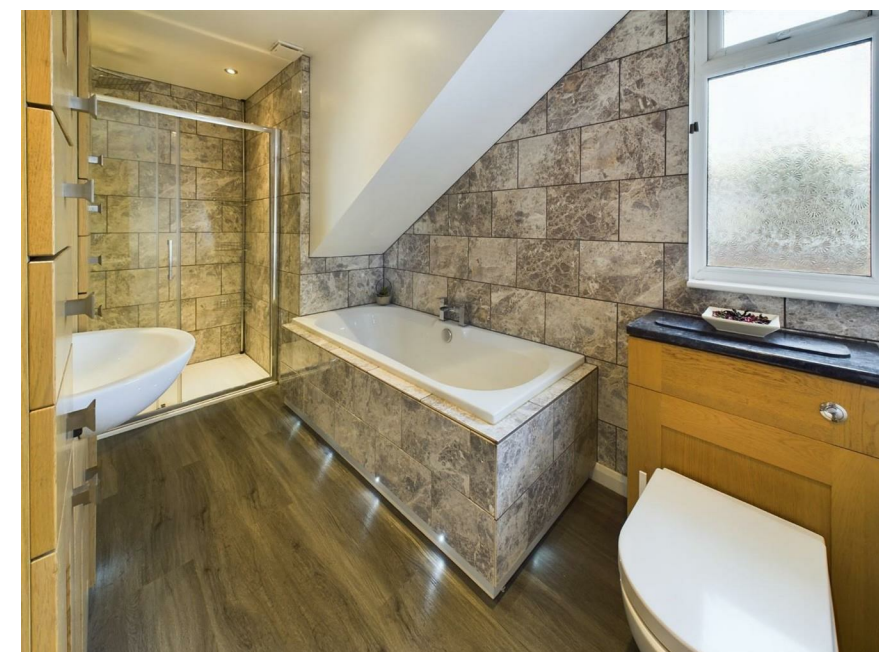
Obscure double glazed window to side with fitted wide-slat Venetian blind, three-piece white bathroom suite comprising low-level WC with enclosed cistern, wash hand basin with waterfall mixer tap set into vanity unit with a range of cupboards and drawers below and either side, wall-mounted mirror over, and inset double-ended bath with waterfall mixer tap. Large step-in shower enclosure with thermostat shower, rainfall shower head and hand-held shower attachment on riser, inset downlights, part-tiled surround, heated towel rail and vinyl floor.

### Rear Garden

Lower level paved patio and further area predominantly laid to lawn with flower borders housing a range of established shrubs and trees. Timber-built shed with decked area to the outside, side passage offering access to side of property, and outside water tap.

### Garage

6.11m x 3.93m (20'0" x 12'10")  
Electric up-and-over door, electric and gas meters, electric consumer unit, and fluorescent tube lighting.



- Delightful Sea Views
- Local Shops & Bus Service Nearby
- Beautifully Presented Chalet Bungalow
- Four Double Bedrooms
- Well Fitted Kitchen/Breakfast Room
- Ground Floor Shower Room
- First Floor Family Bathroom
- Garage with Charging Facilities
- Driveway for Two Vehicles
- Good Size Level Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(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	

Council Tax Band: E