



22 Grand Crescent, Rottingdean, Brighton, East Sussex

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22 Grand Crescent Rottingdean, Brighton East Sussex, BN2 7GL

A beautifully presented detached four-bedroom family home in a sought-after location, with far-reaching views to the sea and The South Downs

Brighton city centre 4.3 miles, A27 4.7 miles,
Brighton mainline station 5.1 miles (1 hour to
London Brighton/London Victoria)

Sitting room | Family room | Kitchen/dining/
living room | Utility | Cloakroom | 4 Bedrooms
Family bathroom | Downstairs WC | Mature
well-stocked rear garden with terrace | Driveway
EPC rating D

The property

22 Grand Crescent is a beautifully presented detached family home, that provides spacious and versatile accommodation with clean, neutral décor, contemporary fittings and sea views from the upper level.

The ground floor has two main reception rooms for relaxing or entertaining. There is a sitting room at the front with a bay window and a splendid tiled cast-iron fireplace. There is also a family room of similar proportions, offering sea views, while the heart of the home is the large kitchen/dining/living room, with its dual aspect and French doors opening onto the south-facing rear garden. The kitchen has shaker-style units, a butcher's block and a range cooker, while there is also space for a family dining table.

The first floor has three double bedrooms and a family bathroom with a roll-top bathtub and a separate shower unit. Over the family room, a generous double bedroom has a south-facing skylight and built-in eaves storage.

Outside

At the front of the property, there is an area of lawn, mature shrubs and hedgerow and a paved pathway leading to the entrance with its storm porch. The block-paved driveway provides parking space for several vehicles, and there is gated access at the side of the house, leading to the rear garden. The south-facing rear garden has timber decking and gravel terracing, which is partially shaded by a wooden pergola. The garden also features an area of lawn and well-stocked, colourful border flowerbeds with various established shrubs.

Location

The property is set in an enviable position in the sought-after seaside village of Rottingdean, just four miles from Brighton seafront and city centre. The village has a thriving community and offers various everyday amenities, including pubs, restaurants, cafés and several shops. Nearby Saltdean, Peacehaven and Ovingdean provide further facilities, while Brighton is easily accessible, with its excellent shopping, leisure and cultural facilities and its choice of large supermarkets. Primary schooling is available at Rottingdean, with further schooling in the neighbouring villages, including a secondary school in Ovingdean. Brighton provides a further choice of state and independent schooling, including Roedean School and Brighton Waldorf School. The area is well connected by road, with the A27 less than five miles away, while mainline rail services are available from Brighton.





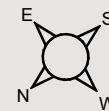
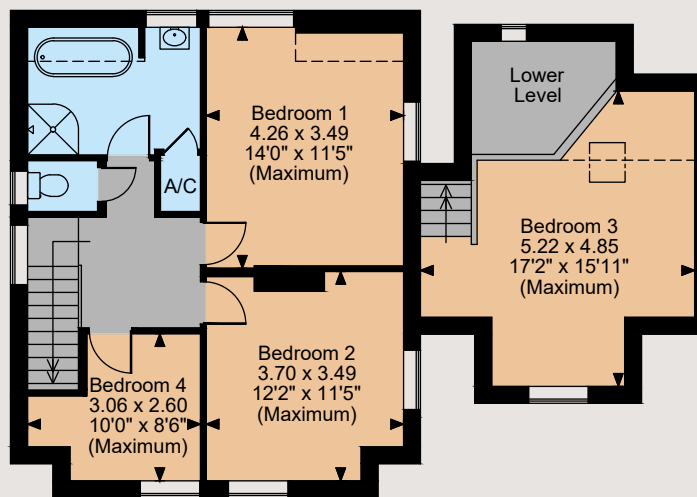
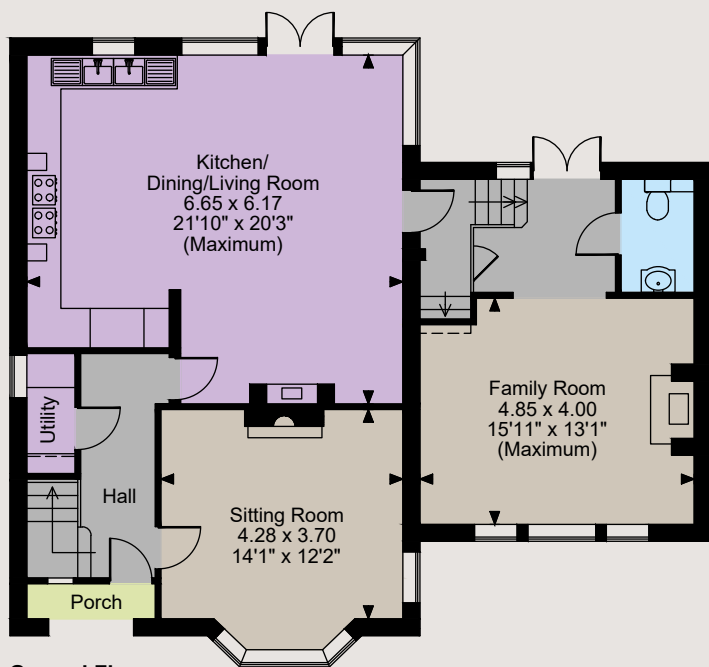








Floorplans
House internal area 1,750 sq ft (163 sq m)
For identification purposes only.



Directions

From Lewes, take the A27 west towards Brighton and take the exit for Falmer/Rottingdean/Universities. At the roundabout take the first exit onto the B2123, and after 4.3 miles, turn left onto the High Street. Turn left again onto Steyning Road then at the end of the road turn right onto Chailey Avenue. Turn left onto Knole Road and then left onto Grand Crescent. You will find the property on the right.

General

Local Authority:

Brighton & Hove City Council Tel: 01273 290000

Services: All mains services. Gas central heating

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,150,000

Lewes

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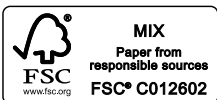
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Denotes restricted head height

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