



Northfield Rise, Rottingdean, BN2 7DR

£3,500 Per Month -

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***Video Tour Available Please Contact Us* - Rarely available impressive family home situated in a quiet cul-de-sac close to Rottingdean High Street with off road parking measuring 2600 Sq Ft being available now!**

A rarely available detached house situated on a corner plot bordering Northfield Rise and Gorham Avenue, in the picturesque village of Rottingdean. This home has been refurbished and decorated to a very high standard. The newly walled and landscaped front garden takes you via a grey sandstone path, lined in redbrick with feature night lighting, up to the front door.

The entrance hall gives access to the generous living room with natural fire which in turn leads to the circular study room that can also be used as a sun room. The large open-plan dining/family/kitchen room is simply stunning, with oak engineered flooring that has been recently refurbished. A large bespoke kitchen in modern shaker style with white cupboards and solid oak counter tops, there is plenty of storage in the kitchen itself as well as space for an American style fridge freezer a Rangemaster freestanding oven and a gas hob. There is a large central island incorporating a Belfast sink with a reverse osmosis water filter, integrated dishwasher and a breakfast counter with seating. Adjacent to the kitchen is a utility and ironing room that includes a washing machine, tumble dryer, an additional sink set in a solid oak countertop as well as further storage.

The dining room accommodates a large table to seat ten guests with double doors leading to a rear deck and the garden beyond. A triple aspect to the dining room, kitchen and playroom allows for and an abundance of natural light.

Accessed from the entrance hallway, there is also a large self-contained double bedroom on the ground floor perfect for guests to be afforded their own space if required. The Jack and Jill bathroom serves as both an en-suite to this bedroom as well as a downstairs WC that can be accessed from the utility room also.

The stairs rise to the first-floor landing laid in oak and a skylight affording natural light to fill the area and flow down the stairwell.

There are three large light and bright double bedrooms all with en-suite bathrooms. To the front of the property there are views towards the sea and the iconic Rottingdean Windmill, while to the rear, there are magnificent views of the downs. The master bedroom is impressive not only for its size, but notable features include a freestanding roll top bath in the bay window, ample built-in wardrobes and a dual sink bathroom that also includes a shower.

The second bedroom, to the rear of the property boast a fully vaulted ceiling and a mezzanine level with a child's play area that could also be used for additional storage.

Inspired by the book "The Lion the Witch and the Wardrobe", there a second-floor playroom which is accessed via stairs hidden within the third bedrooms wardrobe; a secret place for children to hide and play or an additional bedroom when family come to stay.

The corner plot and walled surround gardens allow the property to benefit from garden sun at all times of the day. Outside to the front is lawned with a west facing aspect and raised patio area for barbequing and relaxing in the evening sun. There is a 7ft x 5ft garden shed to the side.

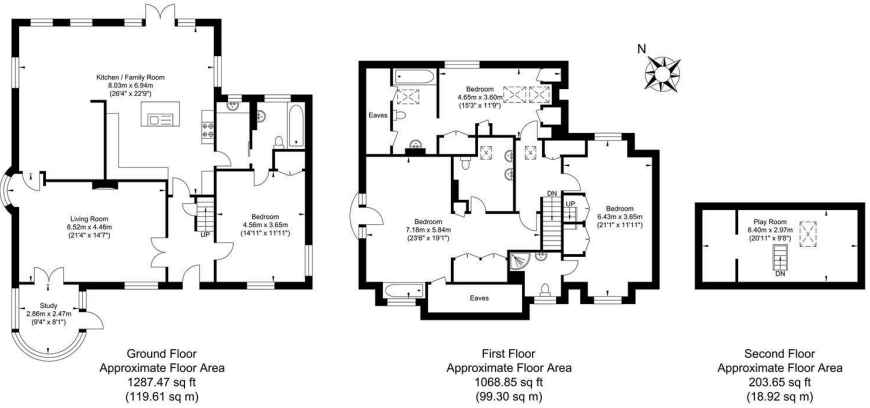
The side garden which connects to the playroom via double doors has been levelled to accommodate a children's play area and associated ballgames.

To the rear is a decking area and levelled lawn facing the downs with a Gala apple tree that bears generously each year. The bottom of the garden steps down to an organic vegetable garden and a studio / log cabin with electricity and lighting; built two years ago for use as a home office.

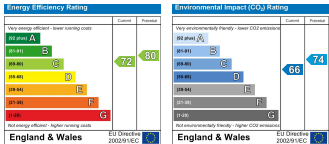
The driveway is paved and provides off street parking.



Northfield Rise, Rottingdean



Approximate Gross Internal Area = 250.46 sq m / 2695.92 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Train Station: Brighton 4.9 miles.

Council Tax: F

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