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Burnes Vale, Rottingdean, Brighton, East Sussex, BN2 7DW

Set within a private gated development, with the added benefit of a share of a privately owned field which can be utilised for private functions and events, whilst offering a direct walking route into the heart of Rottingdean village.

Upon entering, you are greeted with an entrance hall with W.C, open plan lounge/dining room with neutral décor and large window formations providing an abundance of light.

There are French patio doors providing direct rear garden access from the dining area. The kitchen is a nice size, with a good range of floor and wall mounted units and built in and free-standing appliances included, such as; integrated fridge, freezer, oven, hob and hood, dishwasher and washing machine.

The first floor provides two double bedrooms, the front bedroom with en-suite shower room and the rear bedroom offering stunning aspects over the garden. There is a main family bathroom with three-piece suite and neutral tiling.

The rear gardens are of particular note, being a private haven with a variety of well-tended plants and shrubs, including a garden shed, side access onto the development and is mainly laid to lawn. There is a well positioned patio which offers an ideal location for outside dining/entertaining.

Further features include a system of gas central heating with a new boiler having been recently installed and double glazing. This lovely home also has a private single garage, as well as ample visitor/residents parking spaces available within this gated community.

Burnes Vale, located off the Falmer Road, is perfectly situated for access into the heart of Rottingdean whilst being situated ideally to enjoy the peace and tranquillity of its own surroundings.

There are numerous bus links available from the Falmer Road and within Rottingdean village, offering access to Brighton, Woodingdean, Saltdean, Newhaven and Eastbourne. Highly regarded Roedean High School and Longhill Secondary School are close by. Rottingdean Village offers access to the beach and a variety of local café's, shops and further amenities.



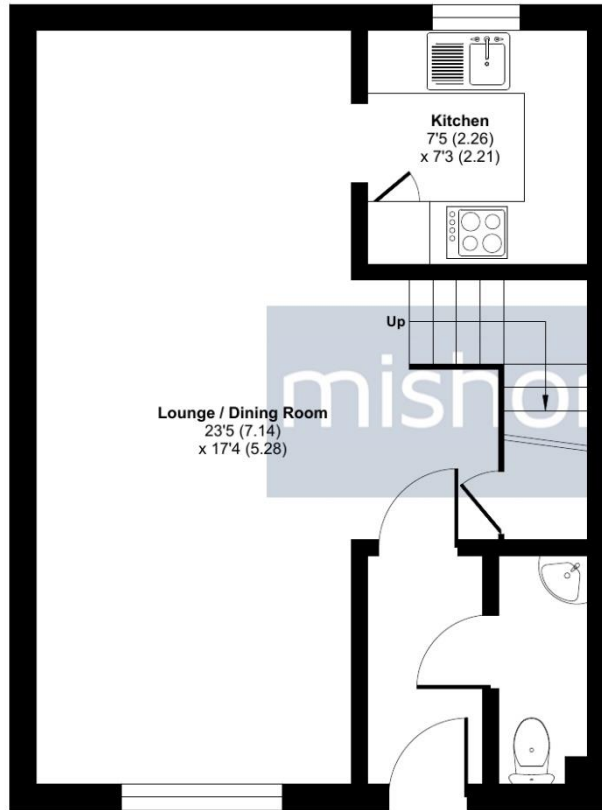
**Burnes Vale
Rottingdean
Brighton
East Sussex
BN2 7DW
Freehold**



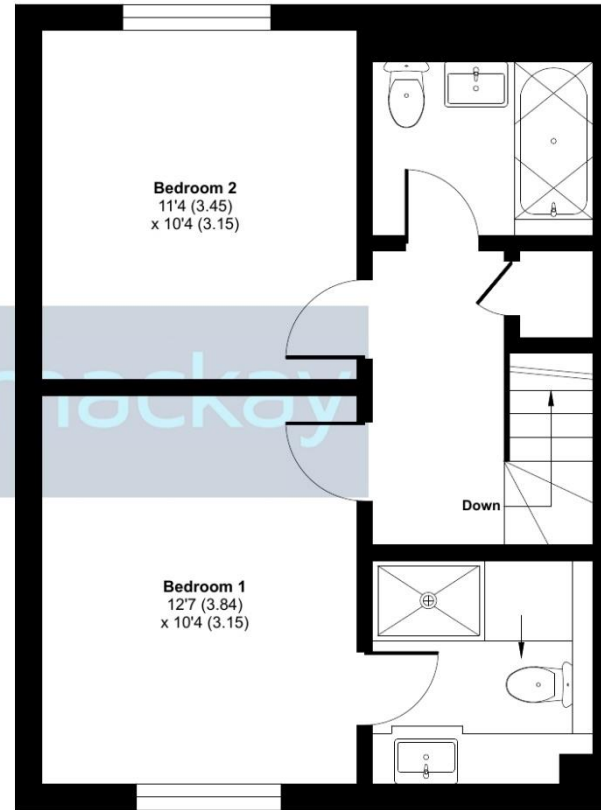
Burnes Vale, Rottingdean, Brighton, BN2

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		87
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Mishon Mackay. REF: 1032975

Mishon Mackay - Brighton

111 Dyke Road, Brighton, BN1 3JE

Tel 01273 775588 Email: brightonsales@mishonmackay.com

Train Station: Falmer 4.5 miles Brighton 4.6 miles
Council Tax: Band E
Maintenance: £195 per year

