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

Four/five bedroom detached home, set back off the coast road in Rottingdean, allowing for the best of views all round.

Houses such as this rarely come to the market in this exclusive location. Set back off the coast road in Rottingdean, allowing for the best of views all round, is this four/five bedroom detached home.

A rare opportunity, as this house has huge scope to renovate and reconfigure and has a wealth of accommodation.

On the ground floor you have a large reception room with another room which could be bedroom five, the kitchen/dining room and also two cloakrooms.

On the second floor you find four bedrooms, a family bathroom and an enclosed shower room.

The Lower ground floor has a huge garage/workshop space with an inspection pit and an electric door, this space could have a multitude of uses in its current layout or again could be changed as per your needs.

Outside you have lots of space for off street parking with some flower and shrub borders and a lawned area.

Sporting and recreational facilities nearby are extensive: there is golf at West Hove, The Dyke and Pyecombe; racing at Brighton and Plumpton; sailing at Brighton Marina; and over the surrounding countryside, including the South Downs National Park and Ditchling Beacon, there are many miles of stunning walks and rides. Brighton airport, in Shoreham, offers a convenient base for a private aircraft. Brighton and Hove mainline railway stations are a short drive away as well as the main shopping centre of Brighton along with the fashionable Laines and access to the theatre, bars and restaurants.

There are many highly regarded schools and colleges in the local area, including Roedean School and Brighton College. The city is also the home to both the University of Sussex and Brighton University.

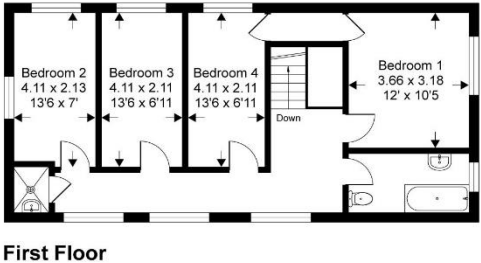
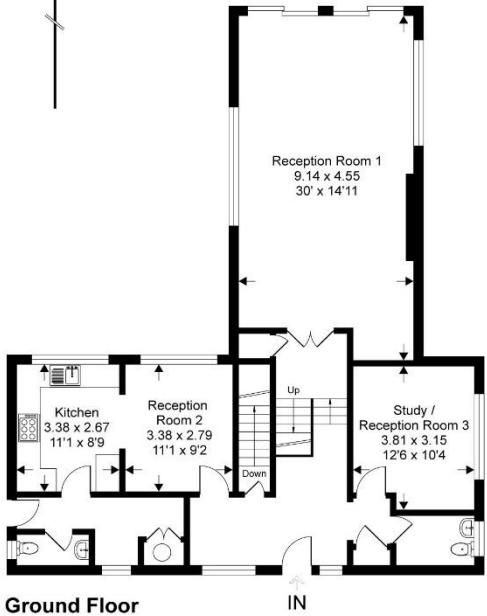
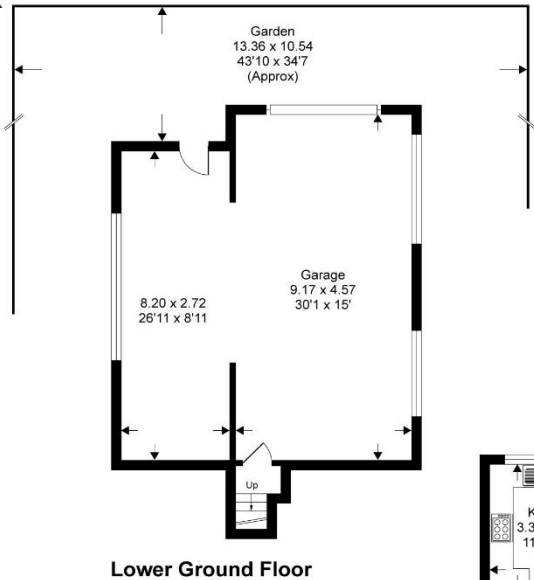


Grand Crescent
Rottingdean
Brighton
East Sussex
BN2 7GL
Freehold

Grand Crescent, BN2

Approximate Gross Internal Area = 236 sq m / 2538 sq ft (includes garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Mishon Mackay - Rottingdean

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Council Tax: Band F

