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## Eley Drive, Rottingdean, Brighton, Brighton & Hove, BN2 7FG

**Beautifully decorated extended family home in Rottingdean, close to great schools and local amenities.**

Immerse yourself in the epitome of contemporary family living with this stunning four bedroom semi-detached home, nestled in a highly sought-after location in Rottingdean. Exuding curb appeal and in immaculate condition, this property is enhanced by a breathtaking ground floor extension and comprehensive renovation throughout that sets it apart from anything else in the area.

As you step inside, the property unfolds into a spacious, light and airy space. The modern kitchen/diner flows effortlessly into the expansive reception room and west facing garden. Bi-fold doors wrap around the property, offering the perfect potential for open-plan entertaining and quiet sanctuaries from everyday life.

The tasteful interior décor creates a harmonious ambiance, with high-quality Camaro parquet flooring downstairs and luxury wool carpets upstairs. Each room feels large and filled with light. The sunny garden is mostly laid to lawn for easy maintenance but has the additional benefit of a large patio area for alfresco dining.

There are two generously-sized bedrooms downstairs and a large indulgent family bathroom with rainfall shower and huge bath. Upstairs there is further ample space with two bedrooms that cater to the needs of both parents and children and an additional bright and airy shower room.

This house is as practical as it is beautiful, with a brand new private driveway, underfloor heating in the kitchen, a utility room and plenty of built-in and eaves storage.

Situated in the desirable Eley Drive, this residence offers easy access to Beacon Hill and the South Downs, making it ideal for family activities. The proximity to local schools and easy access to Rottingdean village with its charming coffee shops, renowned village pubs and quiet family beach, further enhance the appeal of this contemporary home.

Emphasising its family-friendly nature, this property is remarkably close to the vibrant Brighton centre, ensuring that all ages can enjoy the lively atmosphere of the city while still savouring the comforts of village living. Excellent transport links from the village, include frequent buses to Brighton and Eastbourne. In addition, city hire bikes are available for trips along the undercliff promenade all the way to the iconic Brighton Pier.





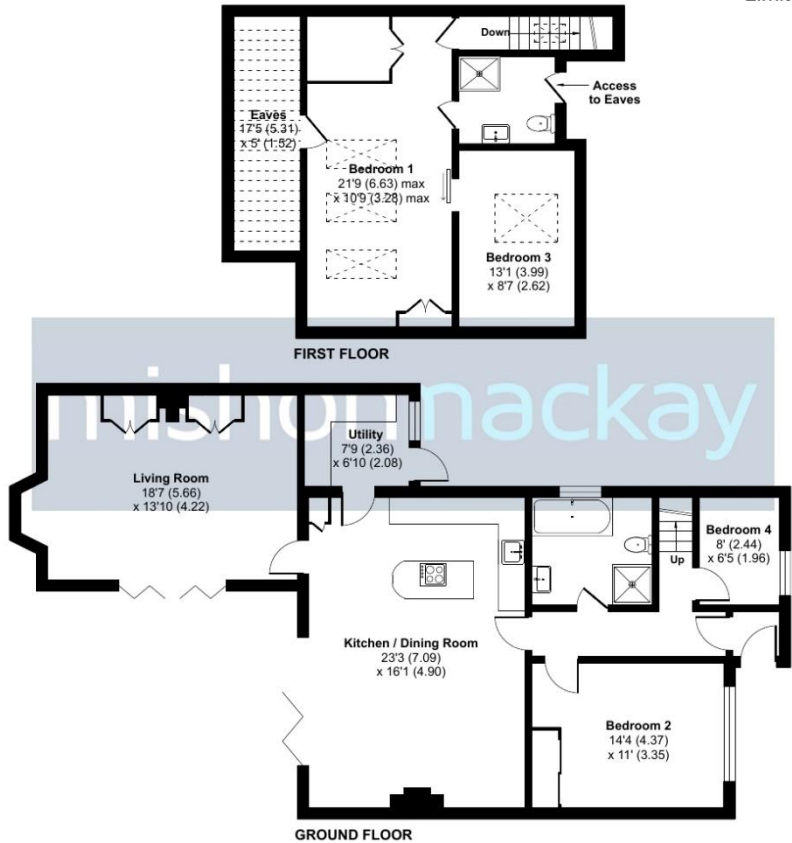
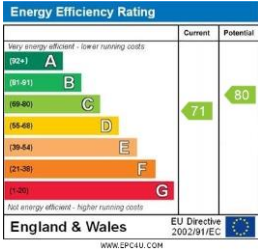


Eley Drive  
Rottingdean  
Brighton  
East Sussex  
BN2 7FG  
Freehold



Eley Drive, Rottingdean, Brighton, BN2

Approximate Area = 1562 sq ft / 145.1 sq m  
Limited Use Area(s) = 96 sq ft / 8.9 sq m  
Total = 1658 sq ft / 154 sq m  
For identification only - Not to scale



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\*\*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). © nichecom 2024. Produced for Mishon Mackay. REF: 1094394

Mishon Mackay - Rottingdean

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