



**Offers In  
Excess Of  
£600,000  
Freehold**

5x  2x  1x 

**Elvin Crescent,  
Rottingdean, Brighton,  
Rottingdean, Brighton &  
Hove, BN2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

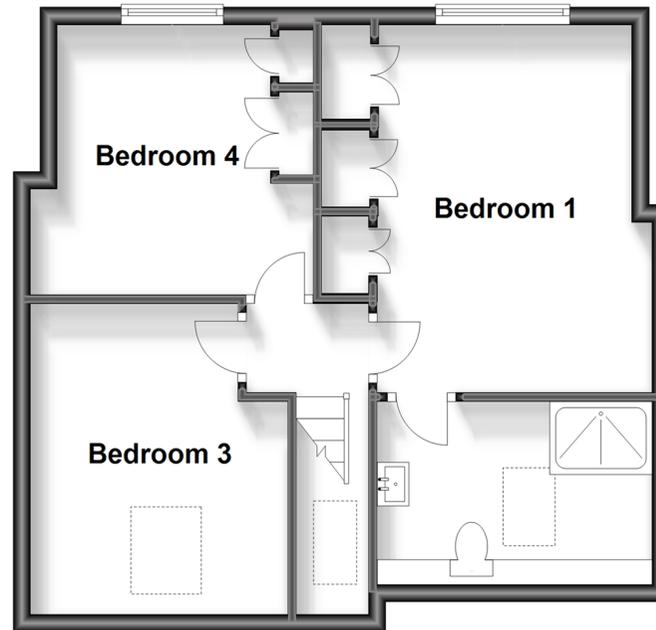
## Ground Floor

Approx. 74.3 sq. metres (799.8 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Kitchen/Living Area: 23'11 x 18'7 (7.29m x 5.67m)

Bedroom 2: 13'11 x 9'4 (4.24m x 2.85m)

Bedroom 5: 8'11 x 7'11 (2.72m x 2.41m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'3 (4.09m x 3.43m)

En Suite Shower Room

Bedroom 3: 11'7 x 9'5 at widest point (3.53m x 2.87m)

Bedroom 4: 11'6 x 11'2 at widest point (3.51m x 3.41m)

### OUTSIDE

Front and Rear Gardens

Blocked Paved Driveway



## Main features

- Beautifully presented semi-detached chalet bungalow
- Contemporary finish throughout
- Large open plan living area with direct access on to rear garden
- Principal bedroom with large en suite shower room
- Block paved driveway to front
- Front & rear gardens



## Nearest Schools

Primary Schools: Our Lady of Lourdes RC School 1.0 miles, St Margaret's CofE Primary, Rottingdean 1.0 miles, Woodingdean Primary 2.3 miles  
Secondary Schools: Longhill High School 1.7 miles, Ovingdean Hall School 2.0 miles.

## Transport Information

Train Stations: Preston Park 4.3 miles, Southease 4.5 miles, Hove 4.7 miles

## Address

Elvin Crescent, Rottingdean, Brighton, Rottingdean, Brighton & Hove, BN2

## Directions

For directions to this property please contact us.





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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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