



Price
£995,000

Freehold

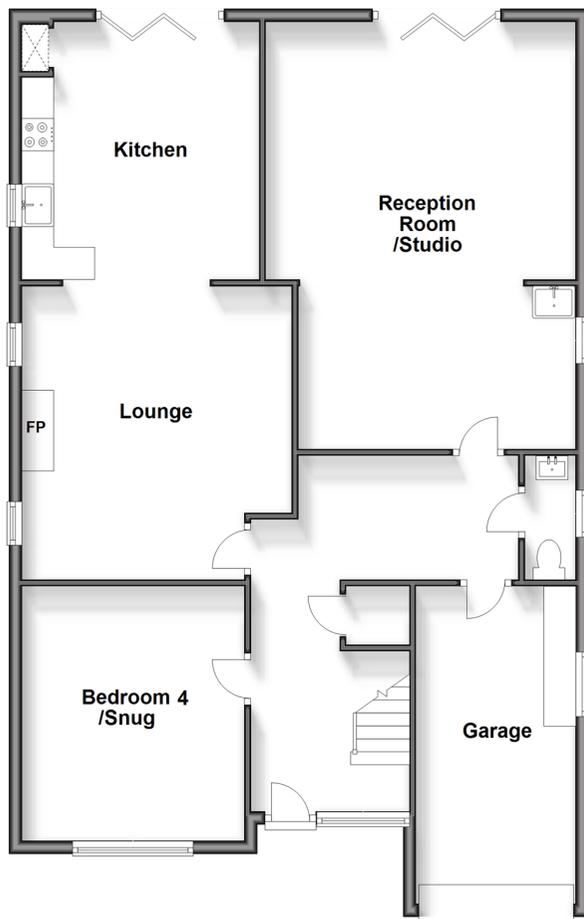
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**Chailey Avenue,
Rottingdean, Brighton,
East Sussex, BN2**

cubitt & west
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Ground Floor

Approx. 111.5 sq. metres (1200.0 sq. feet)



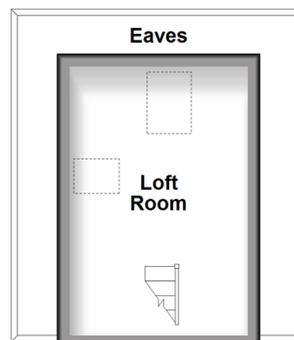
First Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



Second Floor

Approx. 11.6 sq. metres (125.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'0 x 14'0 (4.58m x 4.27m)

Kitchen: 14'2 x 12'4 (4.32m x 3.76m)

Bedroom 4/Snug: 13'0 x 11'5 (3.97m x 3.48m)

Cloakroom

Reception Room/Studio: 22'6 x 16'0 (6.86m x 4.88m)

Garage: 16'0 x 8'4 (4.88m x 2.54m)

FIRST FLOOR

Landing

Bedroom 1: 15'2 x 11'4 (4.63m x 3.46m)

Bedroom 2: 12'10 x 11'4 (3.91m x 3.46m)

Bedroom 3: 11'8 x 8'9 (3.56m x 2.67m)

Bedroom 5/Office: 10'1 x 8'2 (3.08m x 2.49m)

Cloakroom

Bathroom

SECOND FLOOR

Loft Room: 14'2 x 9'3 (4.32m x 2.82m)

Eaves Storage

OUTSIDE

Front and Rear Gardens

Home Office/ Studio

Driveway



Main features

- Beautifully presented extended family home with an impressive 2500 Sq. Ft of bright & spacious accommodation
- Open plan lounge/dining kitchen
- Formal Lounge (currently used as an artist studio)
- West facing garden with home office/studio
- Stunning views to Rottingdean, The Downs and out to sea

Nearest Schools

Primary Schools: St Margaret's CofE Primary, Rottingdean 0.1 miles, Our Lady of Lourdes RC School 0.2 miles, Saltdean Primary 0.7 miles

Secondary Schools: Longhill High School 1.0 miles.

Transport Information

Train Stations: London Road 4.2 miles, Newhaven Town 4.7 miles, Newhaven Harbour 4.8 miles.

Address

Chailey Avenue, Rottingdean, Brighton, East Sussex, 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



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