



Eley Drive, Rottingdean, BN2

Offers Over £625,000

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Sales and Lettings

INTRODUCING

Eley Drive, BN2

4 Bedrooms | 2 Bathrooms | Garage | 1384 Sq Ft |
Generous, semi-detached family home close to the
Sussex Countryside and the sea

Beautifully presented with a contemporary finish throughout, this stylish family home will appeal to both families and professionals looking to live in comfort and luxury close to the city, the coast and the countryside. It is peacefully tucked away at the base of the South Downs National Park, so the air is fresh, and the views are green. Having been extended into the loft and out to the rear, it offers light and versatile living spaces to include four bedrooms, two bathrooms and an open plan kitchen, living, dining and family room leading out to the garden.

To the front of the house sit two bedrooms. Bedroom four is dressed as a roomy home office, but it would happily house a small double bed if needed for that purpose. The second ground floor bedroom is a bright and airy double with a sunny south-westerly aspect allowing the natural light to filter through the wide bay dressed in venetian blinds. These rooms share use of the ground floor bathroom, lined in wood effect and concrete tiles for an urban yet contemporary finish around the white bath suite with shower over.





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Spanning the rear of the house, the living room and dining room offer ample space for entertaining or simply relaxing with the family. A wall of bi-folding doors links the space seamlessly with the garden to become an extension of the home during summer, where dining can take place both inside and out on the decked patio close to the house, on the lawn or on the raised decking at the far end which catches the last of the summer sunshine below a pergola.

The heart of this home, the kitchen feels sociable with a large central island with a waterfall edge allowing the 'chef' to remain sociable with family or friends sat at either the dining table or on the sofas in the living room space. Streamlined cabinetry offers a vast array of storage solutions alongside and microwave and fridge freezer while a range cooker and dishwasher have been perfectly fitted. These may be available by separate negotiation, as are the utilities in the separate adjoining room.

Stairs rise to the first floor where two further bedrooms and a second bathroom have been created in the dormer loft space. These rooms are both double with ample space for freestanding wardrobes and double beds, plus a workspace or dressing table if needed. Both rooms enjoy glorious views over the garden and surrounding Downland which are a joy to wake up to. The shower room nearby is well-appointed with stylish oblong tiling with recesses for towels and toiletries, plus a modern heated rail and a double width rainfall shower.





The rear garden has been landscaped and there is parking on the neat brick driveway or in the detached garage which could also be ripe for conversion to create a sizable home office, workspace or gym.

Externally, the house has plenty of kerb appeal with an immaculate front lawn and driveway. While it feels modest from the front, the true scale becomes apparent when stepping inside. Patterned floor tiles are both practical and stylish in the hallway, leading to engineered oak flooring in the main reception room spanning the rear of the house. You get a fantastic line of sight through





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Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

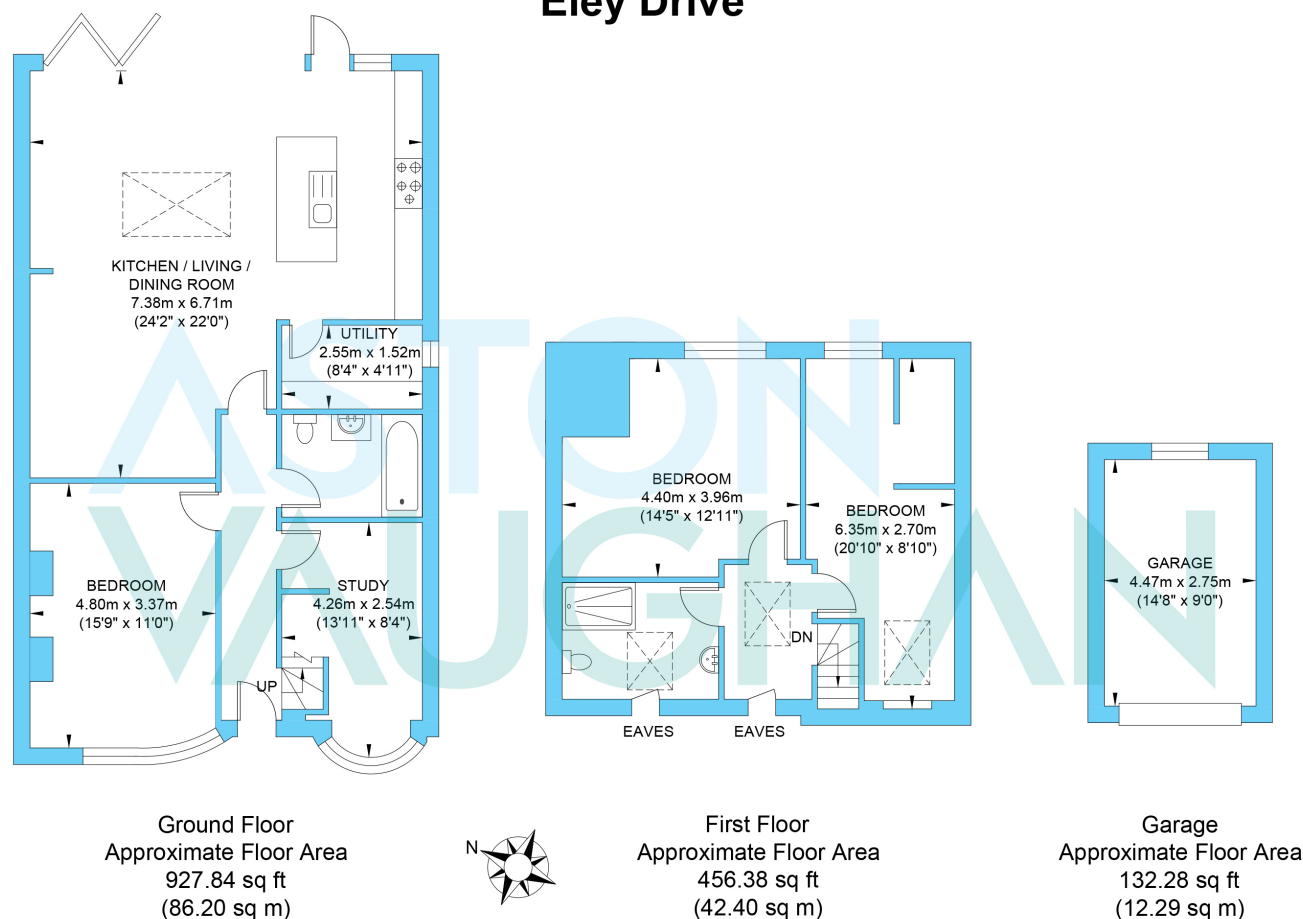
Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Rottingdean and Ovingdean are prestigious village suburbs just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. Rottingdean has a chic High Street and good schools, then keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.

Eley Drive



Ground Floor
Approximate Floor Area
927.84 sq ft
(86.20 sq m)



First Floor
Approximate Floor Area
456.38 sq ft
(42.40 sq m)

Garage
Approximate Floor Area
132.28 sq ft
(12.29 sq m)

Approximate Gross Internal Area (Excluding Garage) = 128.6 sq m / 1384.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.