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**Any floor plans shown are for identification purposes only and are not to scale**

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# C&L

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**10 Chailey Avenue, Rottingdean, BN2 7GH**

Guide Price

**£900,000 - £950,000**

EPC : D



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## FLOOR PLAN TO FOLLOW

A really spacious and well presented detached chalet bungalow situated in a sought after road just a few minutes' walk from the village with its wide range of amenities including some nice pubs, restaurants, cafes and tea rooms, various shops and access to the beach. The A259 is within 500 yards and has excellent bus services offering frequent and easy access to Brighton City Centre and the mainline railway station.

The house has been well looked after and offers very spacious and flexible accommodation.

The front door leads to a useful entrance porch with space for shoes and coats. A further door leads to the entrance hall. The lounge/dining room is to the right and is a bright dual aspect room with views to the sea from the bay window at the front and views over the rear garden to the rear. The main lounge area has wood flooring and a central fireplace with a gas fire. A deep bay window offers superb views. An arch leads to the dining area where the wood flooring carries through from the lounge and there are sliding patio doors to the rear garden. Back in the hallway, to the left is a generous 2<sup>nd</sup> reception room/4<sup>th</sup> bedroom. This room also has a deep bay window with lovely views. The room also has an original Victorian style fireplace with a marble hearth. The room has picture and dado rails. The kitchen is to the rear of the house and has been recently replaced with a stunning high quality shaker style kitchen in a pastel grey colour with solid granite working surfaces. There is an extensive range of base cupboards and drawers with matching wall units above. The kitchen is fitted out with all appliances built in to include twin ovens, an electric induction hob, built in full height fridge and freezer and a dishwasher. The kitchen overlooks the rear garden and has a door out to a conservatory which also leads out to the garden. Another door from the conservatory leads to a very good size 3<sup>rd</sup> reception room which could also be used as another bedroom or office. A modern ground floor shower room that's been recently refitted completes the ground floor accommodation.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is a bright dual aspect room with incredible views to the sea. The main bedroom has its own en-suite bathroom. Bedroom 2 is another dual aspect room with its own en-suite shower room. Bedroom 3 is at the front of the house and has a range of built in wardrobes and a window with superb views to the windmill, across Rottingdean towards Brighton and to the sea.

Outside, the house has a recently laid and attractive resin driveway with off road parking for 3 cars. Steps lead to the front door. The rear garden is a particular feature of the house and is level and mainly laid to lawn. There are two large decked areas with space for garden furniture, the rear deck getting the sun until the end of the day. The garden is very private and is enclosed by walls and a fence. There is a useful garden shed.

The property is situated in a sought after road close to the main village and is an easy location to commute from. With the Cliff tops and beach to the south and the downs to the north, there are many scenic walks.

**ENTRANCE PORCH 12'5" x 7'9" (3.81m x 2.40m)**  
**LOUNGE/DINING ROOM TOTAL MEASUREMENT 28'10" x 13'9" (8.56m x 4.23m)**  
**LOUNGE AREA 16'2" x 13'9" (4.93m x 4.23m)**  
**DINING AREA 12'2" x 10'5" (3.71m x 3.20m)**  
**RECEPTION ROOM 2/BEDROOM 4 16'5" x 13'8" (5.02m x 4.20m)**  
**CONSERVATORY 9'9" x 7'9" (3.01m x 2.40m)**  
**RECEPTION ROOM 3 22'7" x 9'8" (6.91m x 2.98m)**  
**KITCHEN 15'1" x 11'10" (4.60m x 3.38m)**  
**GROUND FLOOR SHOWER ROOM**

**BEDROOM 1 18'5" x 10'5" (5.63m x 3.20m)**  
**EN-SUITE BATHROOM 7'10" x 5'9" (2.16m x 1.79m)**  
**BEDROOM 2 18'1" x 9'4" (5.51m x 2.86m)**  
**EN-SUITE SHOWER ROOM 5'8" x 5'6" (1.76m x 1.70m)**  
**BEDROOM 3 16'1" x 12'7" (4.90m x 3.87m)**  
**GARDEN 46' x 32' (14.02m x 9.75m)**