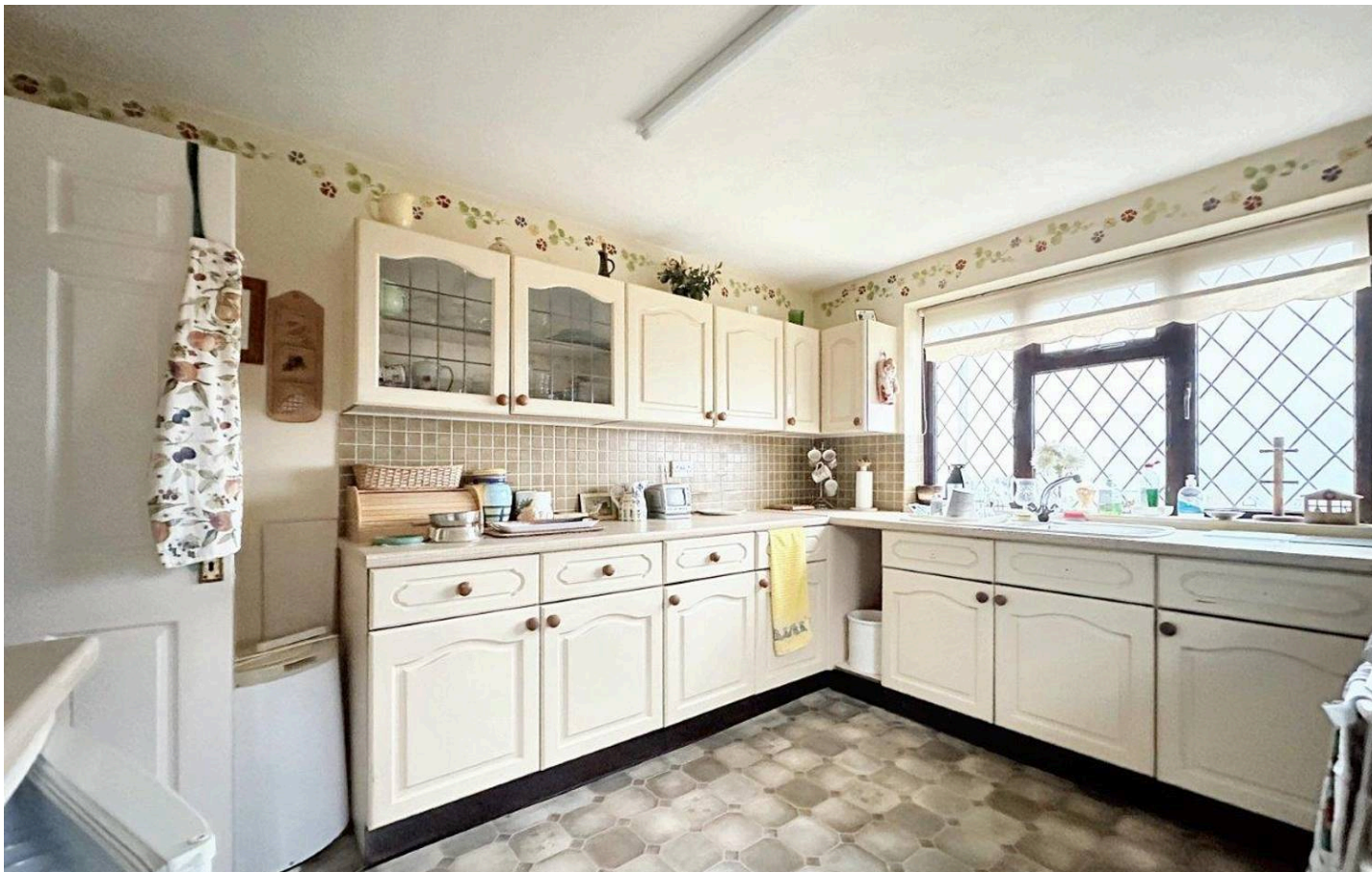




16a The Park, Rottingdean, BN2 7GQ

£475,000

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16a The Park

Rottingdean

A superb opportunity to purchase a detached 2 bedroom bungalow situated in a highly sought after location around 'The Park' in Rottingdean and having lovely views over the green and across to the Sea.

The bungalow has a nice entrance hall with a double cupboard housing a modern gas boiler. The lounge is to the front of the property and has lovely views to the Sea from its deep bay window. The generous kitchen is also benefiting from the Sea views and is fitted with a range of units. There are 2 double bedrooms and a large bathroom. A uPVC conservatory with French doors to the garden and a pitched roof leads out from the main bedroom.

Outside, there is a long driveway leading to a garage with power and light. The front garden is a very good size as the bungalow sits well back from the road. The front is mainly laid to lawn with flower borders and boundary wall. The rear garden has a lawn with established borders. A good size patio area and a 2nd patio area with space for garden furniture.



16a The Park

Rottingdean

The property benefits from being in a quiet location and is just a few minutes walk from the A259 Coast Road with its excellent bus services providing frequent access to Brighton City Centre.

The property is offered for sale with no chain.

ENTRANCE HALL

LOUNGE/DINING ROOM 20'1" x 11'6" (6.12m x 3.50m)

KITCHEN/BREAKFAST ROOM 12'1" x 9'9" (3.68m x 2.97m)

BEDROOM 1 11'6" x 10' (3.50m x 3.04m)

BEDROOM 2 10'2" x 9'5" (3.09m x 2.87m)

BATHROOM 10'1" x 5'8" (3.07m x 1.72m)

CONSERVAOTRY 11'11" x 11'7" (3.63m x 3.53m)

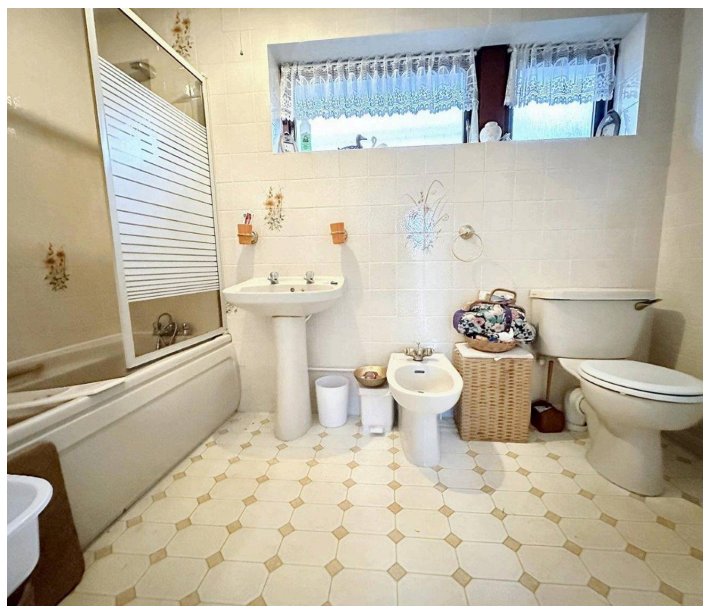
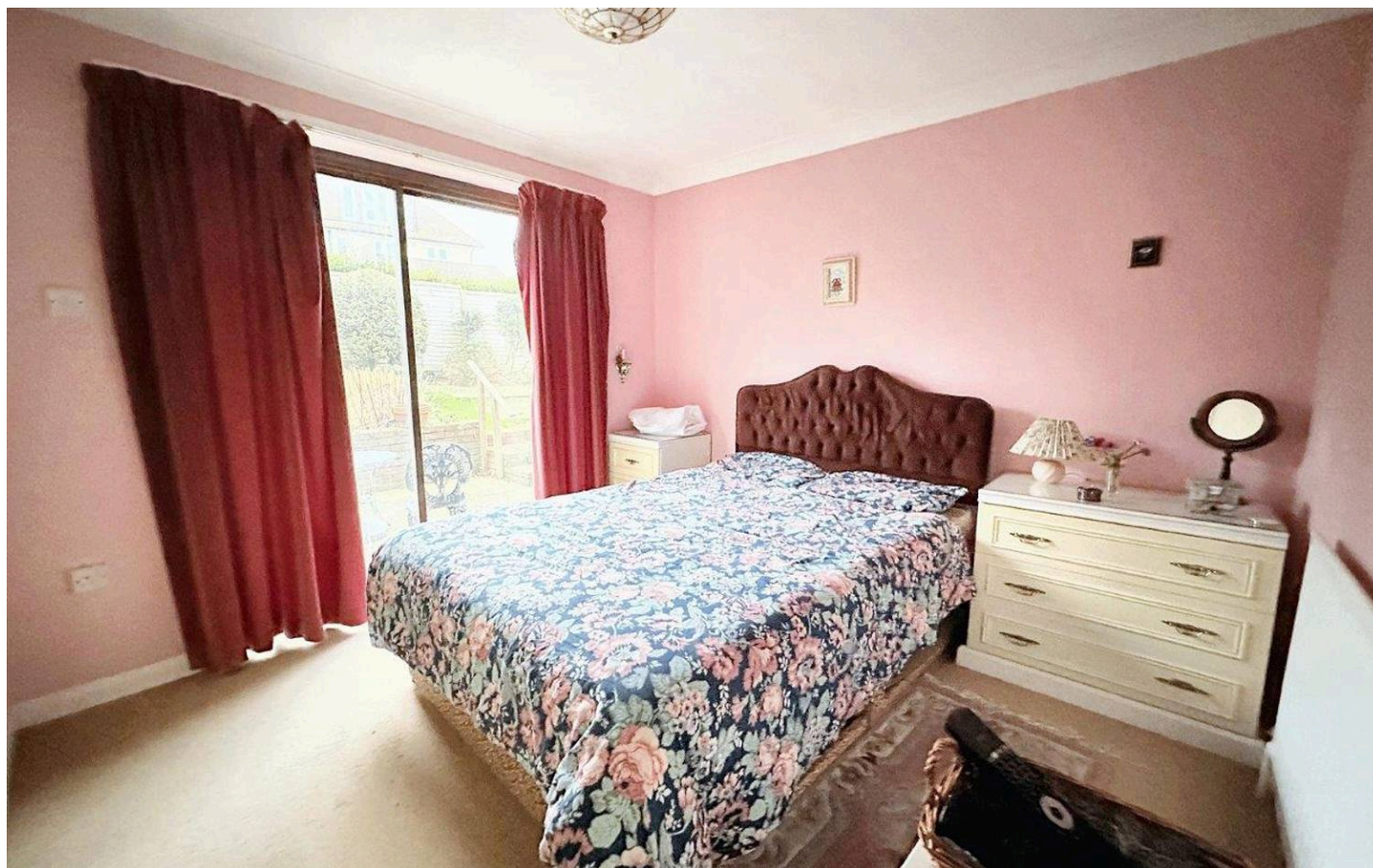
GARAGE

GARDENS

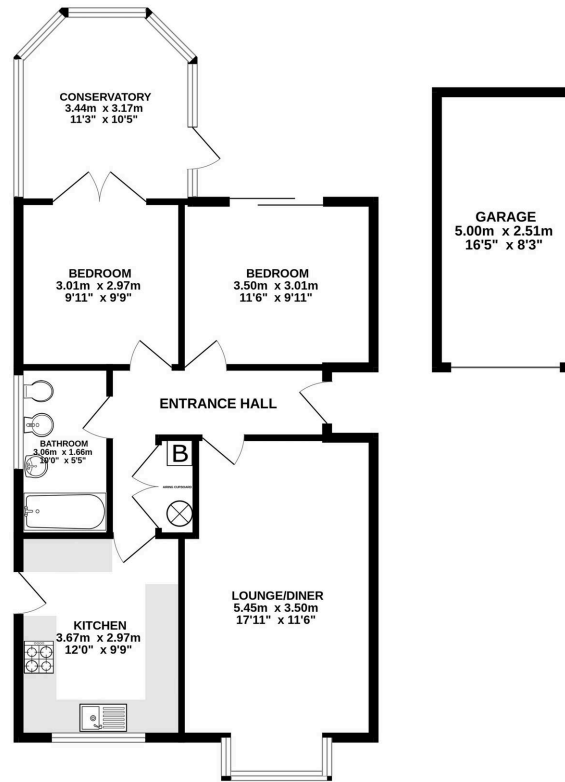
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
85.9 sq.m. (925 sq.ft.) approx.



16A THE PARK ROTTINGDEAN BRIGHTON

TOTAL FLOOR AREA: 85.9 sq.m. (925 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2024

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