

the floorplan...

Gorham Avenue, Rottingdean



Approximate Gross Internal Area (Excluding Garage) = 254.08 sq m / 2734.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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more details from...

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**MANSELL
McTAGGART**
Trusted since 1947

An imposing five double bedroom family home situated on a prime road in the beautiful village of Rottingdean

Offers Over £1,250,000
Freehold

Gorham Avenue, Rottingdean BN2 7DP



**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Five Double Bedroom Detached Family Home
- Stunning 150 FT+ Private Rear Garden
- Gas Central Heating Installed In 2016 With Nest Remote App Control Plus Smoke/CO Monitoring
- Potential For Further Enlargement (STPP)
- Close Proximity To Renowned Schools And Entertainment Facilities
- Off-Road Parking And Double Garage (For Storage)
- NO CHAIN!
- Multiple Reception Rooms And Versatile Accommodation
- EPC – C – And Fibre Broadband Installed (Max 1Gb)
- Exclusive To Mansell McTaggart



in more detail...

A rare opportunity to purchase a substantial five double bedroom detached family home situated on the quiet residential Gorham Avenue, offered to market in excellent condition and with NO CHAIN.

The ground floor comprises; grand entrance hallway with large cloakroom and space for shoes and coats, formal study room, very spacious secondary reception room/formal dining room, gorgeous modern kitchen diner with separate utility room and downstairs WC across the hall.

The ground floor is completed by a light and airy living room which forms part of a tasteful, well-integrated extension and provides the perfect entertaining space with twin doors taking you out to the garden, it is worth noting the ground floor lends itself to further extension work should it be desired (STPP).

Heading upstairs via the staggered stairwell with feature windows you find five double bedrooms, three with walk-in wardrobes and en-suites...along with an elegant family bathroom finished with full tiling and double sink units.

The loft space above is fully boarded and lends itself to potential conversion as well as excellent storage, the master bedroom features a Juliet balcony overlooking the private garden.

Outside, the property benefits from an incredibly private and tranquil rear garden stretching some 150 feet in length, featuring various mature shrubs, trees and patio areas, to the front you have a further attractive garden affording additional privacy and lovely views from the study and second reception room.

The home is completed by a large driveway and a double garage which is the perfect storage space and has potential to be integrated into the accommodation.

Offered to the market with no chain.

We highly advise early viewings!



the location...

Rottingdean is a picturesque historic seaside village on the edge of the South Downs within close proximity of the city of Brighton and Hove.

Gorham Avenue is an established residential road just a short walk away from Rottingdean's village High Street with its eclectic array of shops, pubs and restaurants.

The beach and undercliff coastal walk are just a stone's throw away and the South Downs is also on your doorstep!

The village has two well regarded primary schools, with Longhill High School, Roedean and the renowned Brighton College all nearby.

Superb transport links on Marine Drive provide easy, direct and quick access to Brighton's city centre and the station, only approximately 55 minutes from London Victoria.

The property also has easy access to the A27 and A23(M23) to London.

worth bearing in mind...

The property is offered to market with no chain and has great potential for further modification. For more detail please contact Tom at Mansell McTaggart directly.