

Dean Court Road, Rottingdean, Brighton, East Sussex, BN2 7DJ

Asking Price £1,300,000

Council Tax Band: G



Situated in the PRESTIGIOUS and HISTORIC VILLAGE of Rottingdean, is this exceptionally RARE and EXPANSIVE detached bungalow, which not only has its own heated swimming pool, but also backs onto open fields. This delightful bungalow has been a wonderful family home for many years and now requires a new owner to take possession and make it their forever home. With a total floor area in excess of 3000 sq. ft, there is no shortage of space and many of the rooms have the versatility that a modern family will require. You are granted access to the property grounds via the electronically operated security gate which leads onto the large driveway, this has ample parking for several vehicles and leads you to the manicured front garden. The main front door opens into the bright and spacious hallway where most of the accommodation is accessed from. The property boasts four/five double bedrooms, with the master bedroom having a large en suite bathroom, plus there are two additional family bathrooms. The bright and spacious living room overlooks the front garden and a step up from here then gives access into the dining area which has patio doors leading to the rear garden and the swimming pool. The study/bedroom five is accessed via the dining area and again overlooks the rear. The Kitchen can be accessed from the hallway and the dining area. Here you will find an excellent array of storage options, work surfaces and fitted appliances too, furthermore a free standing island is also a great addition. From the kitchen there is a door with stairs leading down to the basement area where you can access the boiler room. There is an inner hallway from the rear of the kitchen with two doors, one leading to the rear and the other leading to the bright garden room which has a vaulted wooden ceiling and patio doors which lead to the rear garden. The large rear garden has been redesigned over the years to create a wonderful family space.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	