



Eley Crescent, BN2 **Offers in**  
**Excess of £750,000**

**ASTON**  
**VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Eley Crescent, BN2

3 Bedrooms | 1 Bathroom | 1 Open Reception Room | 1131 sq ft | Large Rear Garden with Fully Self-Contained Annex | OffStreet parking

Nestled in the highly desirable Eley Crescent, Brighton, this exceptional three-bedroom bungalow presents a rare opportunity to acquire a fully refurbished home, meticulously updated to an impeccable standard. This property combines contemporary elegance with practical living, perfect for discerning buyers seeking a turn-key solution in a prime location.

Upon entering, you are immediately greeted by a sense of light and space, a testament to the comprehensive refurbishment. The interior design is both stylish and functional, featuring a neutral colour palette that enhances the natural light and provides a versatile canvas for personal touches. Every detail has been carefully considered, from the high-quality flooring to the modern fixtures and fittings throughout.

The heart of this charming home is undoubtedly the spacious reception room, a welcoming area designed for both relaxation and entertaining. This versatile space offers ample room for comfortable seating arrangements and dining, making it ideal for family life and social gatherings. Large windows ensure the room is bathed in natural light, creating an inviting and airy atmosphere.

The newly fitted kitchen is a chef's delight, boasting contemporary cabinetry, integrated appliances, and ample worktop space. The design prioritises both aesthetics and efficiency, providing a superb environment for culinary exploration. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen is equipped to meet all your needs.

The bungalow features three well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is generously sized, providing a tranquil haven, while the additional two bedrooms are equally inviting, perfect for family members, guests, or as a dedicated home office. The thoughtful layout ensures privacy and comfort for all occupants.

Completing the internal accommodation is a beautifully appointed bathroom, finished to a high specification. It features modern sanitary-ware, elegant tiling, and a refreshing design, offering a spa-like experience within the comfort of your own home.

Externally, the property benefits from its location in Eley Crescent, a well-regarded area of Brighton known for its pleasant surroundings and community feel. While specific external details are not provided, a fully refurbished property of this calibre typically includes well-maintained gardens or outdoor spaces, enhancing its overall appeal and providing opportunities for outdoor enjoyment.

Eley Crescent offers convenient access to Brighton's vibrant city centre, with its eclectic mix of shops, restaurants, cafes, and cultural attractions. Excellent transport links, including bus routes and nearby train stations, provide easy connections to London and other coastal towns. The area is also well-served by local amenities, schools, and green spaces, making it an ideal choice for families, professionals, and those seeking a relaxed yet connected lifestyle.

This fully refurbished three-bedroom bungalow in Eley Crescent is more than just a house; it's a meticulously crafted home ready for its new owners to move in and enjoy. With its modern interiors, spacious living areas, and prime Brighton location, early viewing is highly recommended to fully appreciate the quality and charm on offer. Contact our estate agent today to arrange your viewing and take the first step towards making this exquisite property your new home.



















## Education:

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

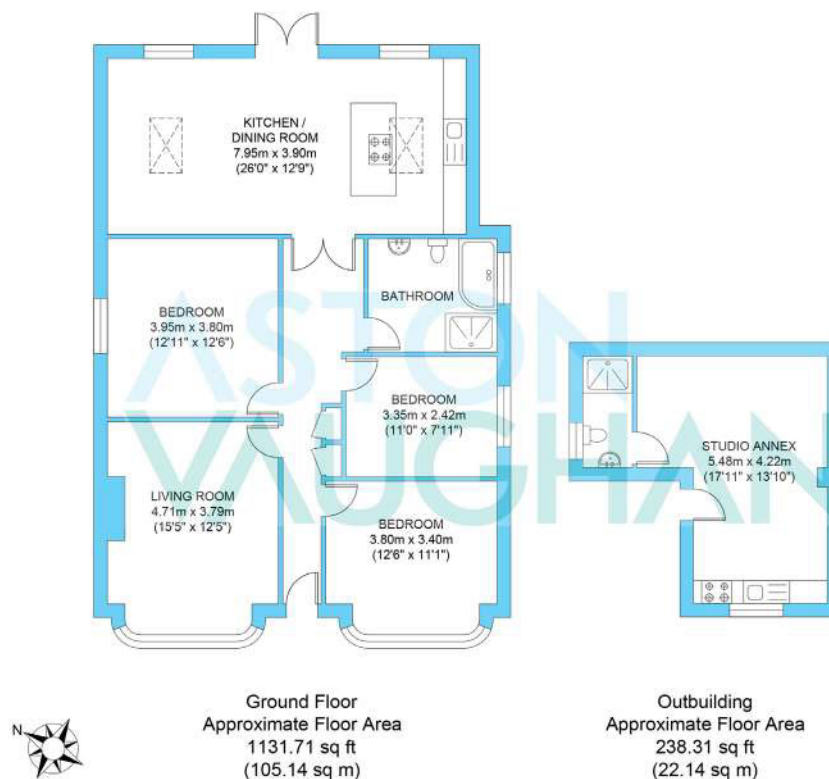
Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton Colleague 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 Crescent



Approximate Gross Internal Area (Excluding Outbuilding) = 105.14 sq m / 1131.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.