



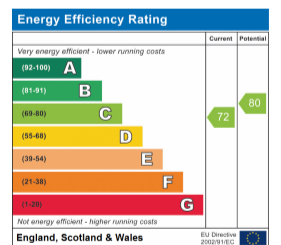
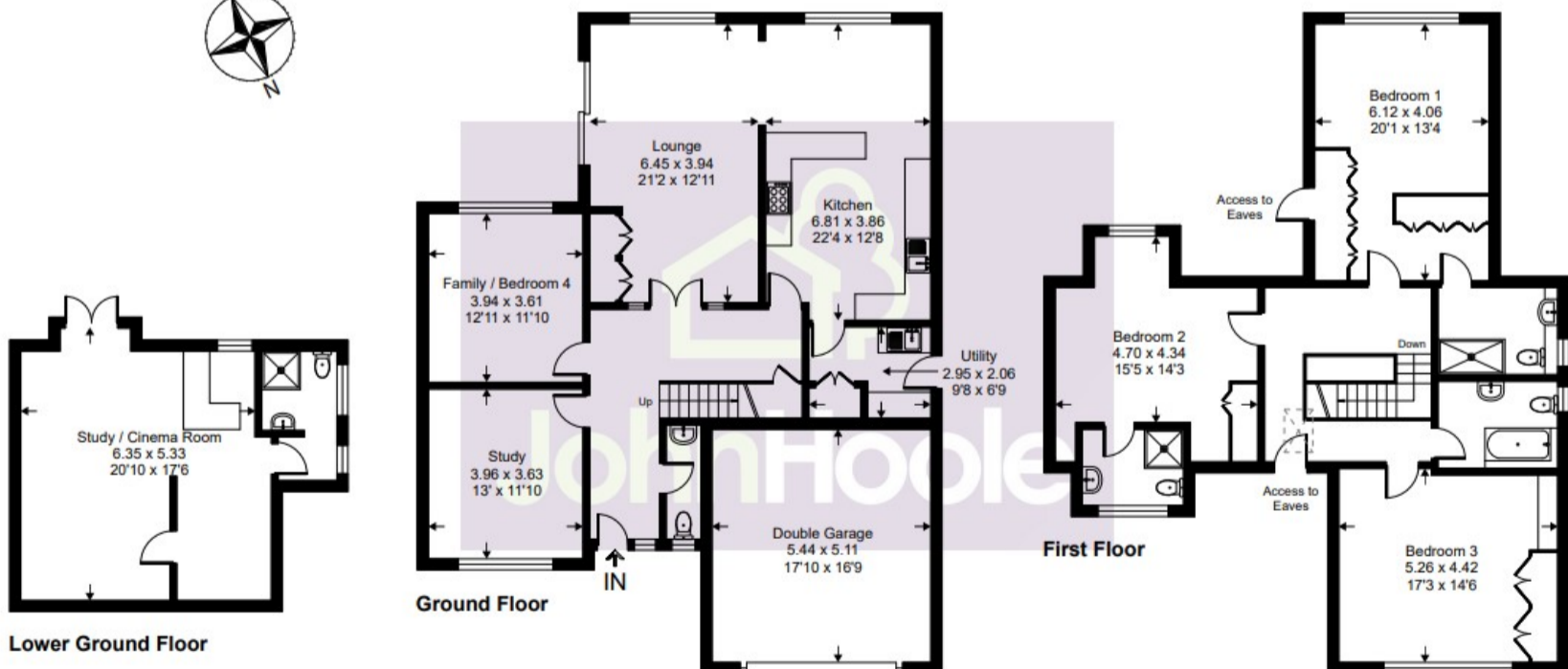
Northgate Close, Brighton, BN2 7DZ

£1,400,000



Northgate Close, BN2

Approximate Gross Internal Area = 212 sq m / 2277 sq ft
 Approximate Garage Internal Area = 28 sq m / 299 sq ft
 Approximate Outbuilding Internal Area = 39 sq m / 425 sq ft
 Approximate Total Internal Area = 279 sq m / 3001 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Welcome to your dream home in, Rottingdean! This magnificent house with a stunning south-west facing garden and exceptional views of the Beacon Hill Windmill and South Downs is sure to captivate your heart.

As you step through the front door, you're greeted by a grand entrance hall, setting the tone for the charm that flows throughout the entire residence. The spacious living areas boast a perfect blend of contemporary design and timeless sophistication, offering the ideal backdrop for both relaxation and entertainment. Bask in the warmth of the afternoon sun as you unwind on the raised patio, which effortlessly extends your living space outdoors. Imagine hosting memorable gatherings with friends and family, creating lasting memories against the backdrop of breathtaking sunsets over the Downs.

Arranged as five bedrooms, or four bedrooms and study, there is an abundance of space for everyone in the family. Each room exudes comfort and tranquility, ensuring a peaceful night's sleep. The master suite is a true retreat, featuring its own en-suite bathroom. The kitchen is a chef's delight, equipped with top-of-the-line appliances, ample storage, and a generous space for meal preparation. Whether you're a culinary enthusiast or simply enjoy hosting dinner parties, this space will inspire your inner chef and leave your guests in awe. Additional highlights of this remarkable property include a self-contained lower ground floor annexe complete with cinema projector, bar and shower room, perfect for those who work from home, watch the sport with friends or seek a quiet space for reading and reflection. The south-west facing garden with its pretty summerhouse is landscaped to provide plenty of space for relaxing and eating al fresco, and with a lawn large enough for energetic pets and children to enjoy. The property also benefits from a spacious garage and off-street parking, ensuring convenience and peace of mind for you and your loved ones.



- Five bedroom house
- Self-contained annexe
- Three bath/shower rooms
- Wonderful south-west garden
- Summerhouse and raised patio area
- Double garage
- Off-street parking for two cars
- Rottingdean Village location
- Area approx: 3001 sq ft (279 sq m)

