



## 15 COURT FARM ROAD BRIGHTON, BN2 7FL

FREEHOLD

GUIDE PRICE £350,000 - £375,000. Nestled in the charming area of Court Farm Road, Rottingdean, Brighton, this delightful two-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home. The current properties layout provides two double bedrooms, bathroom and separate W.C. kitchen breakfast room, lounge diner and front rear and side gardens.

The stand out feature has to be its generous size plot giving huge potential for extension, subject to the necessary planning consent, allowing you to tailor the property to your specific needs.

The property is in need of modernisation, providing a blank canvas for those with a vision to enhance and personalise their home. This is an ideal opportunity for buyers looking to invest in a property with great potential in a sought-after location in the vibrant community and beautiful surroundings of Rottingdean Village.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

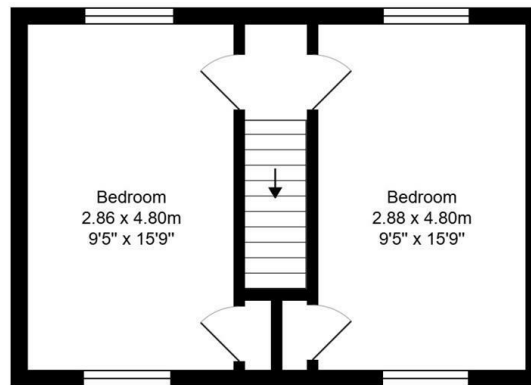
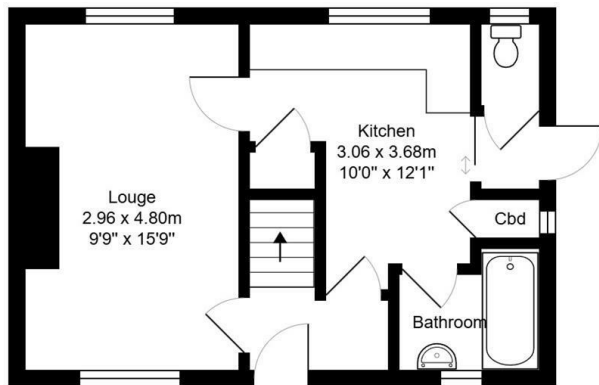













Court Farm Road, Rottingdean, Brighton, BN2 7FL

Total Area: 67.5 m<sup>2</sup> ... 726 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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