



2 Rothley Chase
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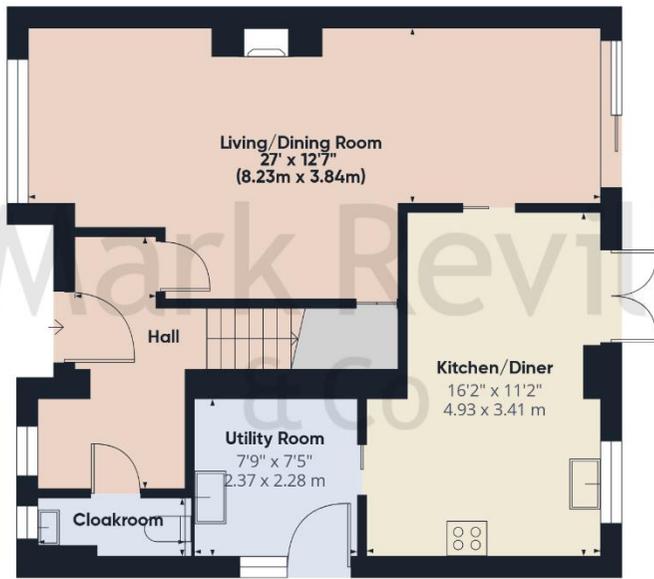
Guide Price £525,000 Freehold

This exceptional semi detached house has been thoughtfully extended offering bright, spacious and well planned accommodation. The property features a superb open plan fitted kitchen/diner, a fine living/dining room spanning the depth of the house, a large utility room, there are 4 double bedrooms, a modern family bathroom, an en suite shower to one of the bedrooms and a downstairs cloakroom. The property benefits from gas heating (back boiler) and double glazing throughout. There is a garage located at the back of the garden with parking in front and accessed from the most attractive secluded wrap around rear garden, arranged mainly with patio adjacent to the house, a level lawn and timber shed and summer house.

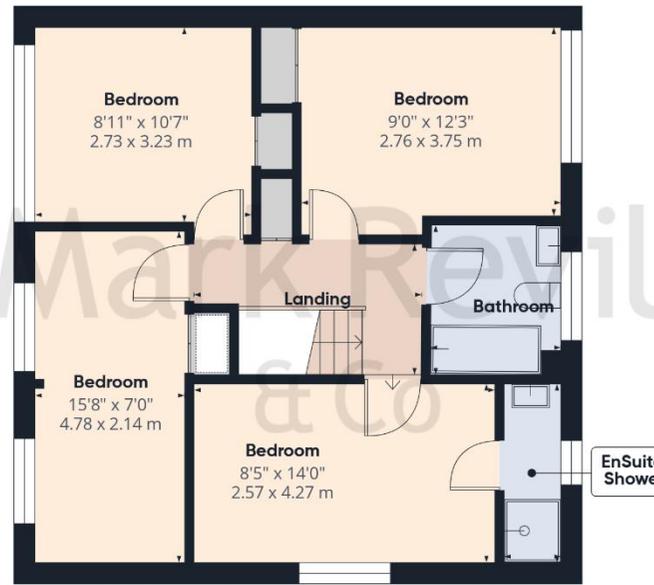
Situated in this much favoured cul-de-sac, just a short walk to the town centre with its wide range of shops and array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline station is within easy reach providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.2 miles to the north, the cosmopolitan city of Brighton is a similar distance to the south, whilst the South Downs and the Ashdown Forest are a short drive away offering beautiful natural venues for countryside walking.







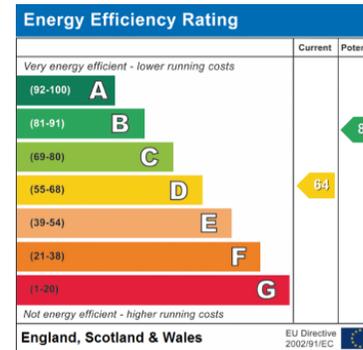
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1337 ft²
124.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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