



2 Cownwy Court, Park Crescent, Rottingdean, BN2 7JB
£275,000

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2 Cownwy Court Park Crescent

Rottingdean, Brighton

Nestled near Rottingdean's high street, this 3-bedroom first-floor apartment offers a comfortable retreat with convenient access to amenities and natural beauty. The location provides easy access to shops, eateries, the picturesque undercliff walk, and the beach. Additionally, a nearby bus stop ensures frequent transportation to Brighton's city centre.

Upon entering, you are greeted by a spacious and welcoming hallway to comprise of 2 storage cupboards, setting the tone for the rest of the property. The dual-aspect living room boasts ample natural light and features a charming gas fireplace, creating a cosy ambience perfect for relaxation or entertaining guests. The modern kitchen is equipped with built-in oven, hob, and fridge freezer. With space for additional appliances, this kitchen offers functionality and style for every-day living.



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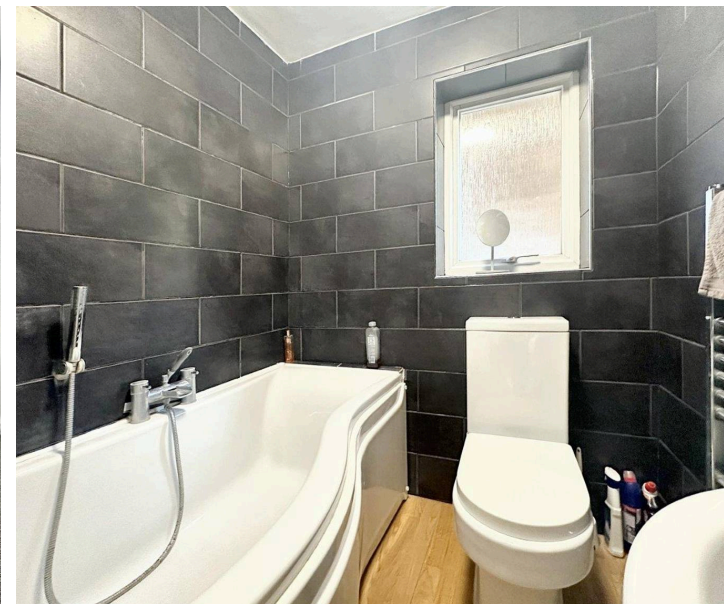
The apartment comprises three generously proportioned double bedrooms, two of which include built-in wardrobe space. These versatile rooms can easily adapt to various needs, whether utilised as sleeping quarters, a home office, or a hobby room, offering flexibility to suit your lifestyle. Completing the interior layout is the family bathroom, which features a convenient shower over the bath, catering to both relaxation and practicality needs.

This property presents a unique opportunity to enjoy a comfortable living space with a focus on convenience and functionality. Don't miss the chance to make this apartment your home and experience the best of both worlds – a lifestyle near the coast, yet within easy reach of all that Brighton has to offer.

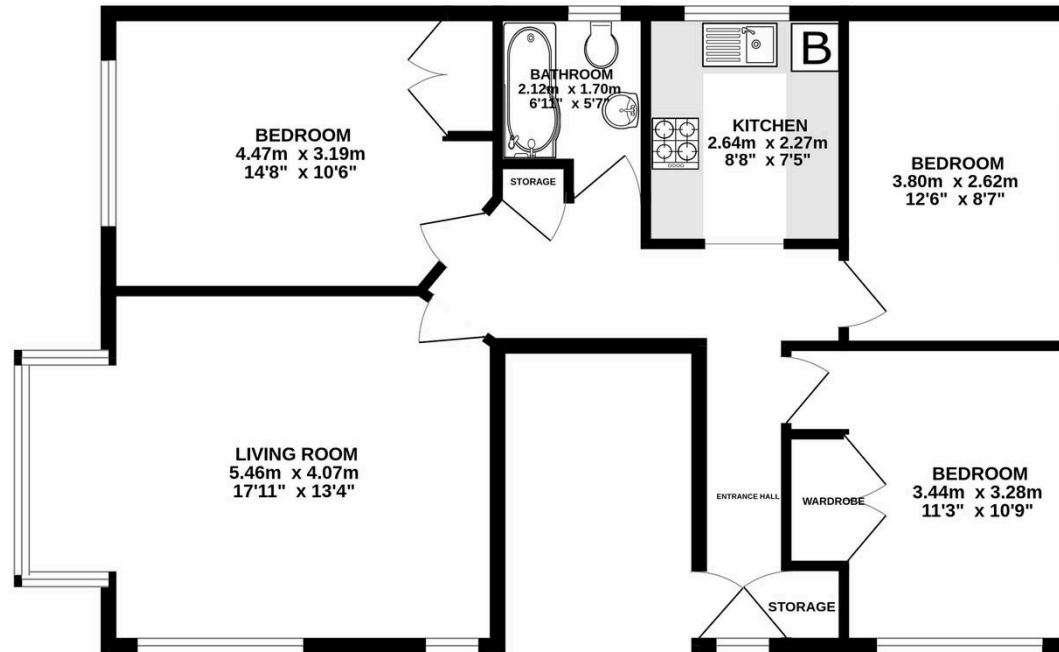
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
74.8 sq.m. (805 sq.ft.) approx.



2 COWNWY COURT PARK CRESCENT ROTTINGDEAN BRIGHTON

TOTAL FLOOR AREA : 74.8 sq.m. (805 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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