



## 87 Dean Court Road, Rottingdean, BN2 7DL

### £3,250 PCM

Maslen Letting Agents is delighted to present a luxurious four-bedroom detached house on Dean Court Road, Rottingdean. Dean Court Road is situated in the charming village of Rottingdean, known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and restaurants, all within walking distance. The property comprises four bedrooms, an En-Suite shower room to the master bedroom, fitted kitchen/dining room, living room leading to the conservatory, mature rear garden with several seating areas surrounded by fruit trees, front garden with a drive leading to the garage. EPC Rating C. Deposit £3750. Council Tax Band G. The property can be either furnished or unfurnished and available from November.

### **Main Entrance**

Double glazed door leading to the spacious hallway. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to:

### **Cloakroom**

Double glazed rear window. Low level WC. Wash hand basin.

### **Living Room**

15'7" x 11'5" (4.75m x 3.48m)

Double glazed front aspect window. Feature electric fireplace. Tiled flooring. Radiator. Double glazed doors leading to:

### **Conservatory One**

9'4" x 6'8" (2.85m x 2.05m)

Double windows and door leading to the rear garden.

### **Dining or 2nd Living Room**

22'0" max x 11'2" (6.73m max x 3.41m)

Double glazed front aspect window. Radiator. Opening to:

### **Kitchen**

Double glazed rear aspect window. Matching wall and base units incorporating the one and half sink with mixer tap. Marble worktop with the built in electric hob with the two built in ovens. Breakfast bar with stools. Fridge/freezer and door leading to:

### **Conservatory Two**

11'8" x 4'8" (3.56m x 1.44m)

Double glazed windows and door leading to the rear garden.

### **Utility Room**

Space/plumbing for a washing and dryer.

### **First Floor Landing**

Double glazed rear window and doors leading to:

### **Bedroom One**

15'7" x 11'5" (4.75m x 3.48m)

Front and rear aspect double glazed windows. Floor to ceiling wardrobes and door leading to:

### **En-Suite Shower Room**

Double glazed rear aspect windows. Walk in double shower. Low Level WC. Pedestal wash hand basin. Stain glass feature window. Towel radiator.

### **Bedroom Two**

12'2" x 11'1" (3.71m x 3.40m)

Double glazed front aspect window. Radiator.

### **Bedroom Three**

13'4" x 7'11" (4.08m x 2.43m)

Double glazed front aspect window. Built in storage cupboard.

### **Bedroom Four/Office**

11'1" x 6'0" (3.40m x 1.85m)

Double glazed rear aspect window. Radiator.

### **Shower Room**

Double glazed rear aspect window. Corner shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

### **Front Garden**

Lawn area with flowerbed border. Path leading to the main entrance.

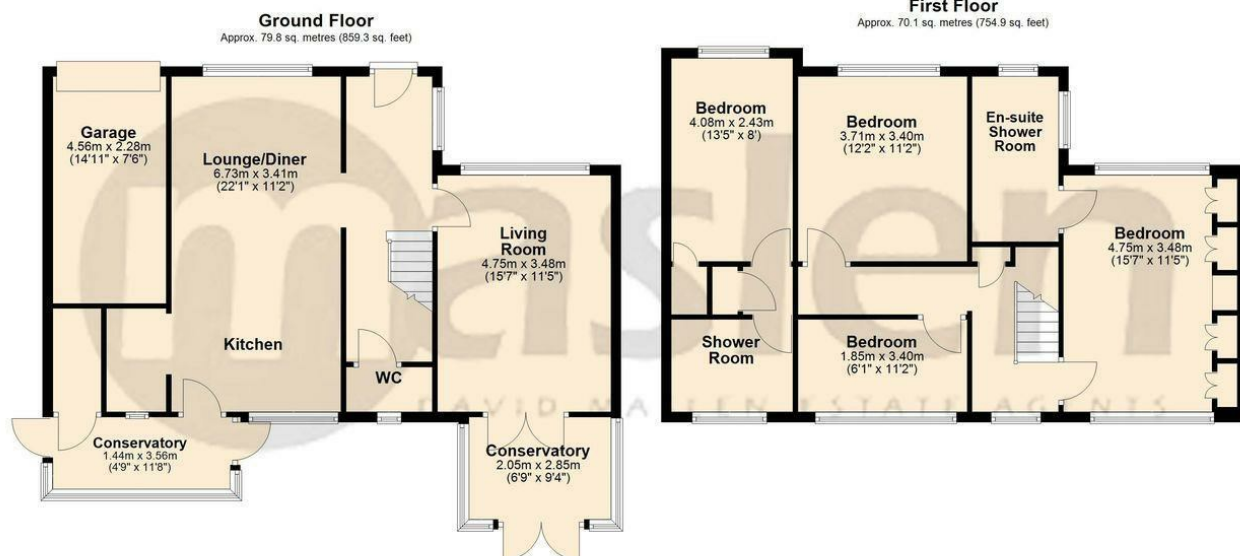
### **Driveway & Garage**

Drive leading to the garage.

### **Rear Garden**

Landscaped garden with several levels of seating areas with surrounding fruit trees, BBQ area and a family size lawn.





Total area: approx. 150.0 sq. metres (1614.2 sq. feet)

## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration 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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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39 Lewes Road,  
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t: (01273) 677001  
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t: (01273) 321000  
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