



## Rose Cottage High Street, Rottingdean, BN2

£1,395 PCM

This DESIRABLE 2 bedroom cottage is situated in the SOUGHT-AFTER village of ROTTINGDEAN. This property has been RECENTLY RENOVATED and boasts OPEN PLAN living/dining room/kitchen area. It also consists of a designated OFF ROAD PARKING SPACE. It is within WALKING DISTANCE of the BEACH, and is close to a variety of local shops, cafes and pubs. Deposit £1600. EPC Rating D57. Council Tax Band C. Unfurnished and Available Now.

Front door to:

**Hallway**

Wall mounted electric fuses, stairs to first floor, oak flooring, inset coir mat, door to living room and utility room.

**Utility Room**

Space and plumbing for washing machine, oak flooring, shelving, window to the rear.

**Living/Dining Room/Kitchen**

18'2 into bay window x 17'8 max into kitchen reces (5.54m into bay window x 5.38m max into kitchen rec)  
Oak Wood flooring throughout

Living Room

Sash windows to the front, radiator.

Kitchen Area

Comprising of wall and base units with beach wood block work surface, wall mounted heating thermostat, under unit fridge and under unit freezer with extractor/filter over the range cooker, part tiled walls, inset stainless steel sink with grooves carved into wood block worksurface with mixer tap.

**Landing**

Wall mounted 'Valiant' boiler, oak flooring, hatch to the loft space, radiator.

**Bedroom**

11'1 x 7'7 (3.38m x 2.31m)

A dual aspect room with two sash windows to the front and side, radiator, stairwell occupies some floor space but acts as a useful work surface area.

**Bedroom**

9'8" into window recess x 10'4" into window recess (2.97m into window recess x 3.15m into window reces)

A dual aspect room with sash windows to the front and side, radiator, period open fireplace.

**Wet Room**

Range of bathroom fitments comprising of a low level, close coupled WC, pedestal wash hand basin, mains fed shower with rainfall shower head, tiled floor and walls, ladder style heated towel rail, half height folding shower screen, extractor unit.

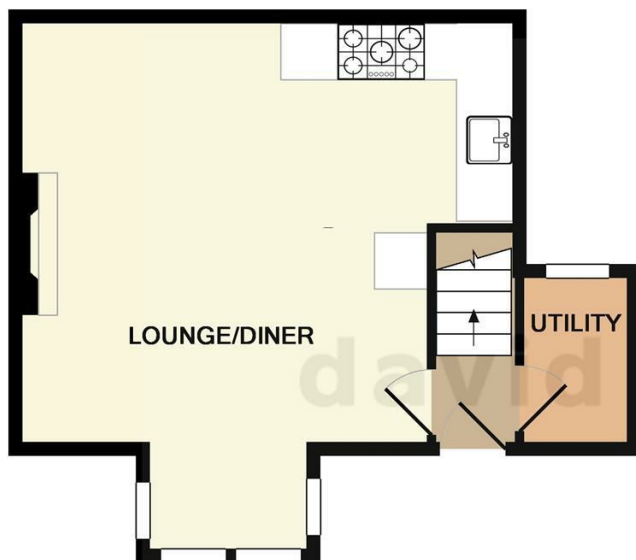
**Outside**

Allocated parking space.

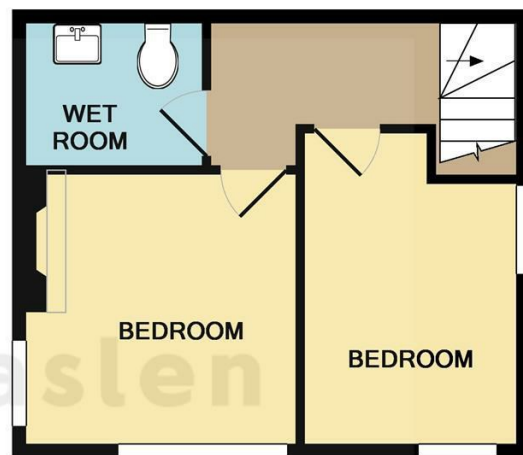








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2017

### IMPORTANT

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

### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## COVERING THE CITY

### SALES

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.