

# JohnHilton

# JohnHilton

Est 1972



Total Area Approx 1399.32 sq ft

14 The Cape, 11 Marine Drive, Rottingdean, BN2 7GZ

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## £2,500 PCM

view all our properties at:  
[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)



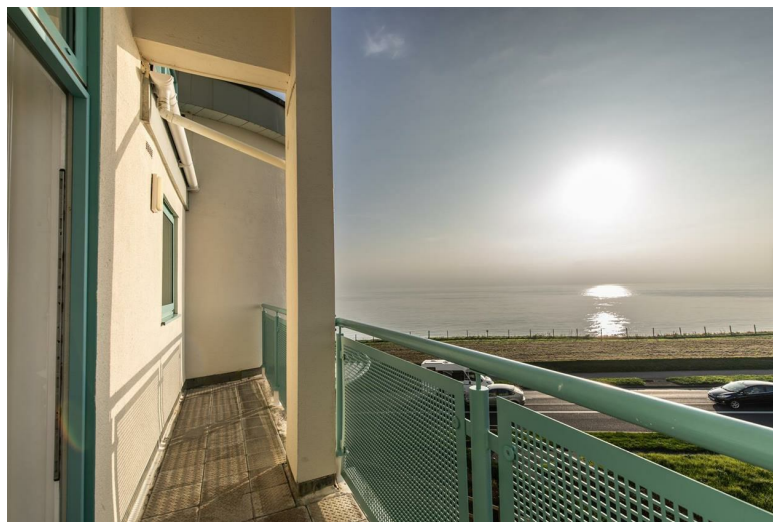
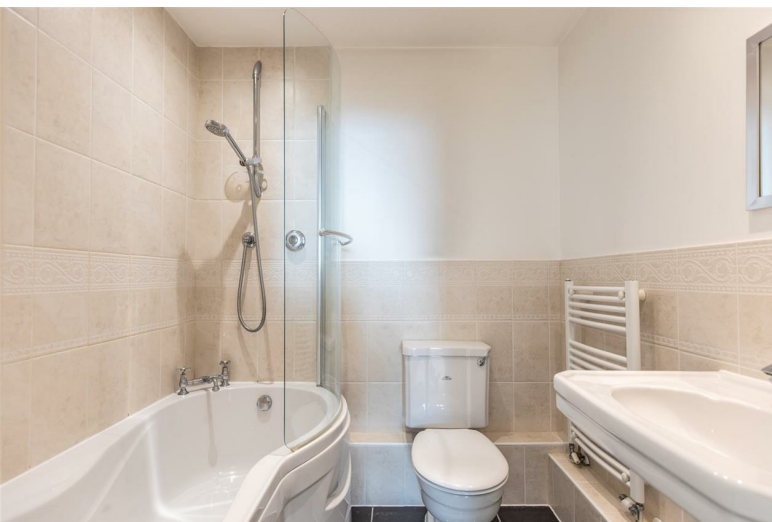
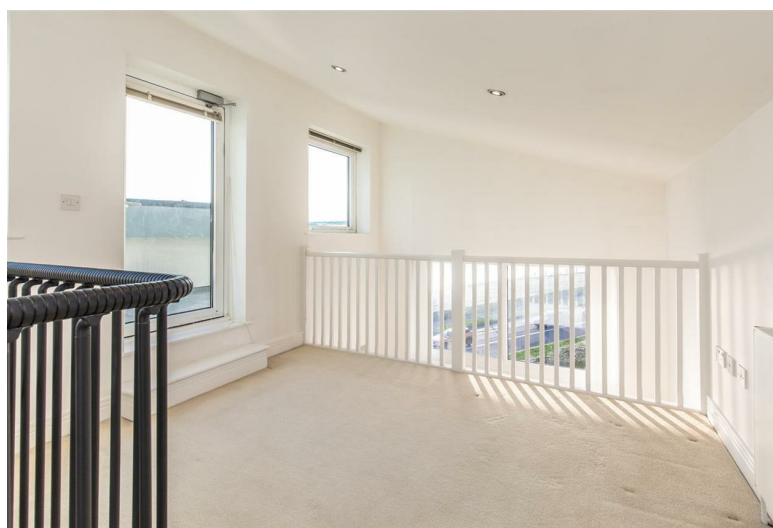
Zoopla

onTheMarket.com

rightmove.co.uk  
The UK's number one property website

PrimeLocation.com

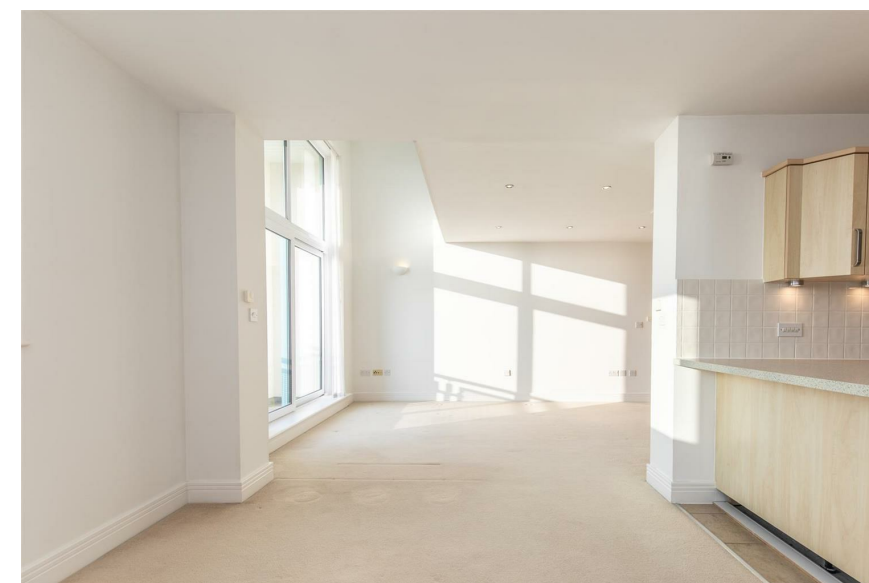
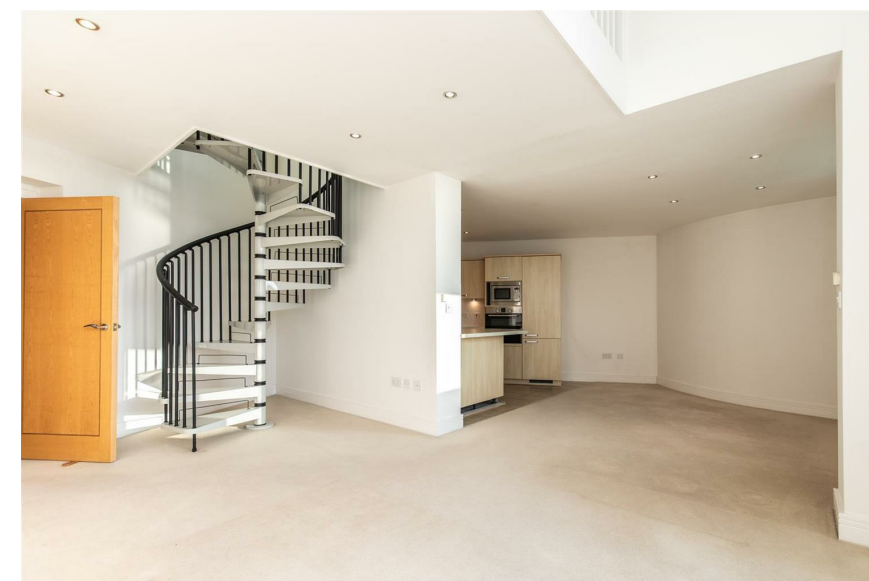




## 14 The Cape, 11 Marine Drive Rottingdean BN2 7GZ

- Stunning second floor three bedroom duplex
- Two beds with en-suites
- Direct sea views, balcony and roof terrace
- Available June 2nd
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room, dining room, and kitchen leading to the balcony with sea views
- 3 bathrooms
- Roof terrace with panoramic views
- Popular seafront location in Rottingdean Village
- Allocated parking
- Council tax band G
- 12-month tenancy

- A holding deposit of £576.92 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



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	

Council Tax Band: **G**

- **AVAILABLE NOW**
- **Stunning Second Floor Duplex Apartment**
- **Unfurnished with White Goods**
- **3 Bedrooms & 3 Bathrooms (2 En-Suite)**
- **Roof Terrace & Balcony with Panoramic Sea Views**
- **Open-Plan Living Room, Dining Room & Kitchen Leading to Balcony**
- **Allocated Parking**
- **Council Tax Band G**
- **12-Month Tenancy**
- **Popular Seafront Location in Rottingdean Village**