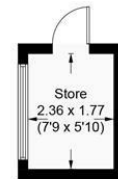
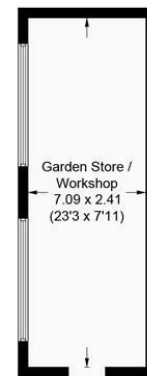


Gorham Avenue, Rottingdean BN2 7DP

Approximate Gross Internal Area = 233.4 sq m / 2512 sq ft
Outbuildings = 21.1 sq m / 227 sq ft
Total = 254.5 sq m / 2739 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Total Area Approx sq ft

24 Gorham Avenue, Brighton, BN2 7DP

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

PCM £3,500 PCM



24 Gorham Avenue, Brighton, BN2 7DP

We are delighted to present to the market this beautiful five bedroom property situated in a very sought after area in Rottingdean.

- Exceptional detached house in Rottingdean
- Master suite with en-suite bathroom.
- 2 further double bedrooms and 2 single bedrooms
- 3 bathrooms and downstairs WC.
- Available Now for 12-month tenancy
- Beautifully decorated throughout.
- Large new kitchen and spacious dining area leading to a separate office
- Spacious drawing room.
- Furnished or Unfurnished with white goods
- Large new kitchen and spacious dining area leading to a separate office
- Bright and airy conservatory room/games room leading to a balcony with views.
- Garage/workshop and utility area
- Large beautifully kept garden with green house and mature plants and trees.
- Stunning location off Dean Court Road in Rottingdean
- Council tax band F
- Superfast Broadband included in rent

• A holding deposit of £865.38 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) A		89
(81-91) B		
(69-80) C	75	
(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		

Council Tax Band: **F**

- Exceptional Detached Five-Bedroom House
- Three Bathrooms, including One En-Suite
- Available Now for 12-Month Tenancy
- Furnished or Unfurnished with White Goods
- Conservatory/Games Room Leading to Balcony with Views
- Garage/Workshop & Utility Area
- Spacious New Kitchen & Dining Area
- Large Well-Maintained Garden with Greenhouse
- Rent Includes Superfast Broadband & Gardener
- Desirable Location off Dean Court Road in Rottingdean

