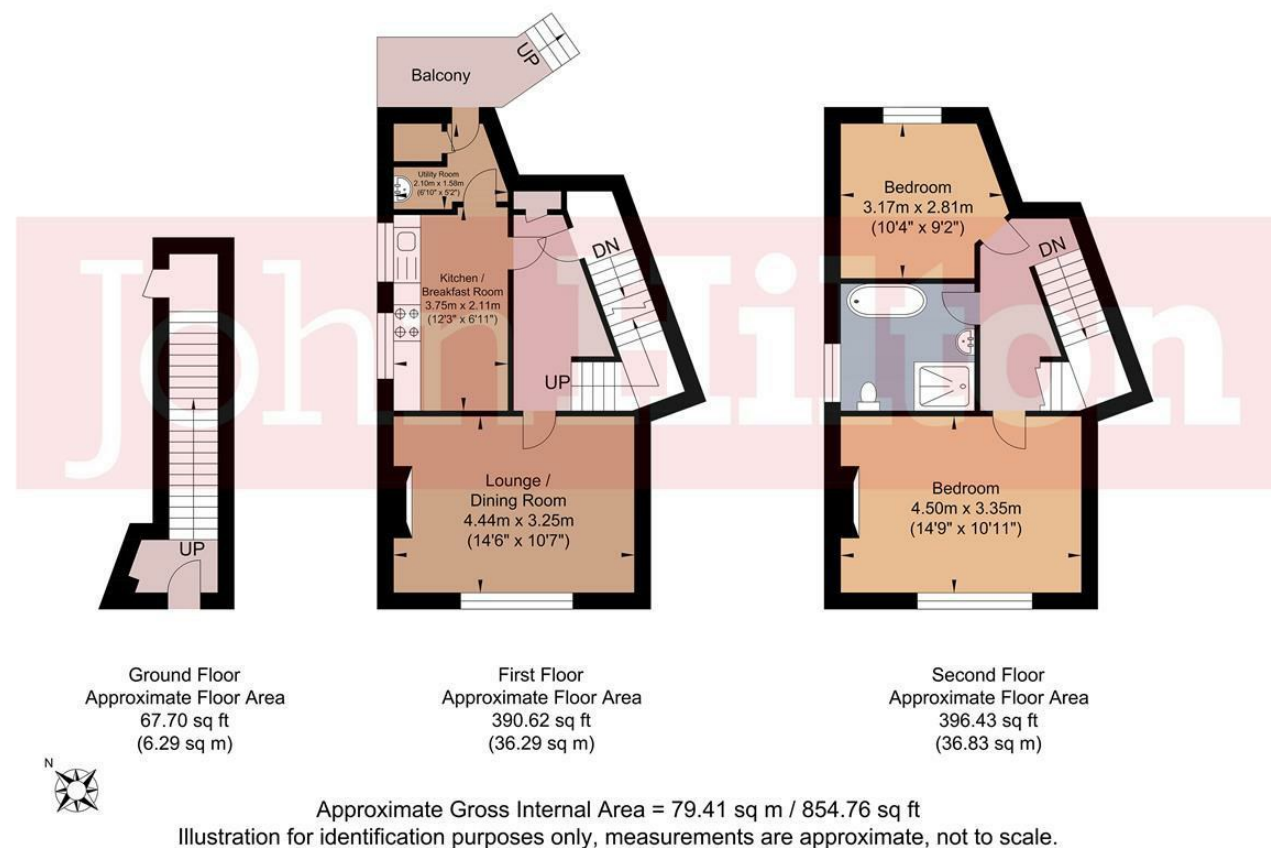


High Street, Rottingdean



Total Area Approx sq ft

52a High Street, Rottingdean, BN2 7HF

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

£1,800 PCM



52a High Street, Rottingdean, BN2 7HF

A stunning 2 double bedroom maisonette situated in Rottingdean High Street set over 2 floors with delightful sea views and it's own private entrance.

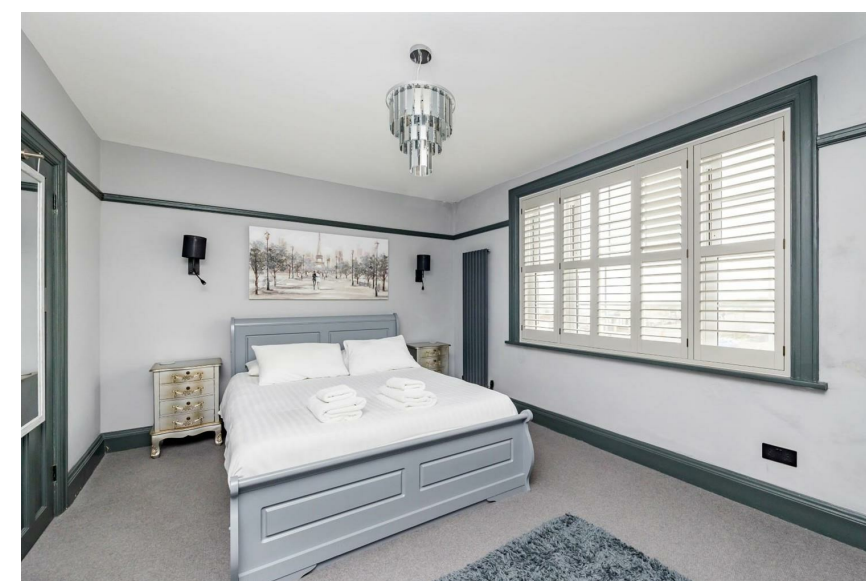
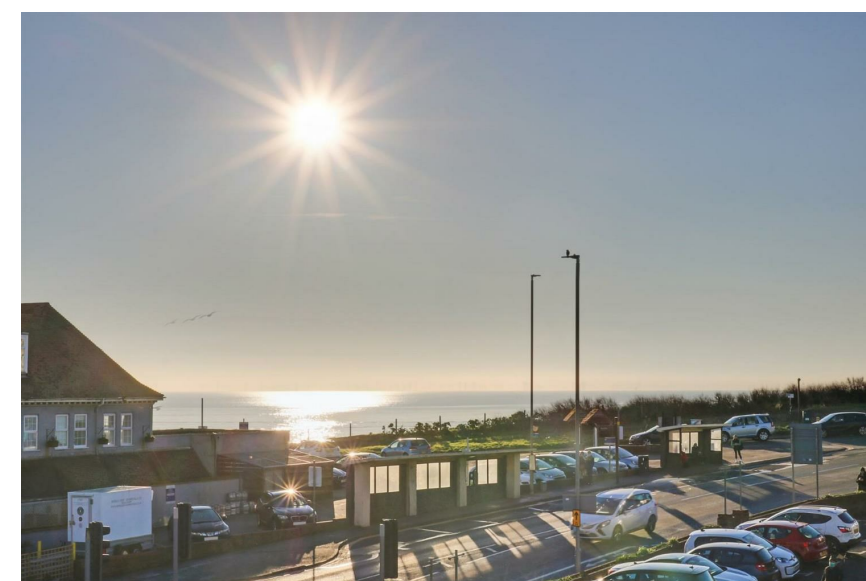
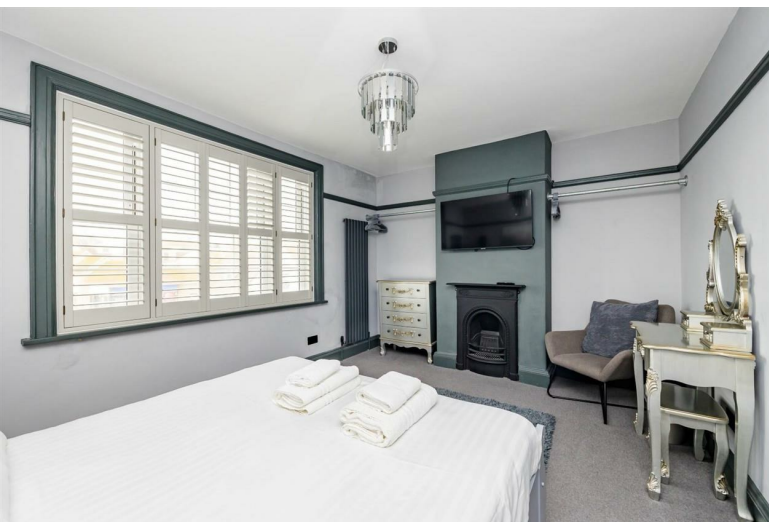
Refurbished throughout in 2022 to a very high standard and AVAILABLE 12th JANUARY 2026!

Spacious accommodation includes feature fireplaces to bedroom 1 and lounge, modern fitted kitchen/breakfast room with integrated appliances (including wine cooler), utility room and small balcony at the rear. Luxury bathroom suite with a freestanding roll-top bath and a walk-in shower. Property can come furnished, part-furnished or unfurnished.

Convenient location close to local cafes, eateries, pubs and independent shops on the High Street. Easy access into Brighton city centre with frequent buses close by or a 5/10-min drive along the coast road.

Wi-Fi Included in Rent
Council Tax Band B

- A holding deposit of £415.38 will be required to secure the Property which is equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go towards 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		
(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	62	74
EU Directive 2002/91/EC		

Council Tax Band: **B**

- Stunning 2-Bed Maisonette
- Refurbished in 2022 to a High Standard
- Available 12 January 2026 - Furnished, Part-Furnished or Unfurnished
- Spacious Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Utility Room
- Luxury Bathroom Suite with Freestanding Roll-Top Bath & Walk-In Shower
- Wi-Fi Included in Rent
- Convenient Location on High Street, Close to Local Amenities & Regular Bus Services
- Council Tax Band B