





25B Prospect House Park Road  
Rottingdean, BN2 7HL

Guide price £350,000

GUIDE PRICE £350,000 - £375,000  
Foster & Co are delighted to offer this stunning 2 bedroom ground floor flat located just off Rottingdean High Street. Recently refurbished throughout and has finished to an extremely high standard. The property comprises of two double bedrooms, modern kitchen & bathroom, spacious lounge & a private rear patio.

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



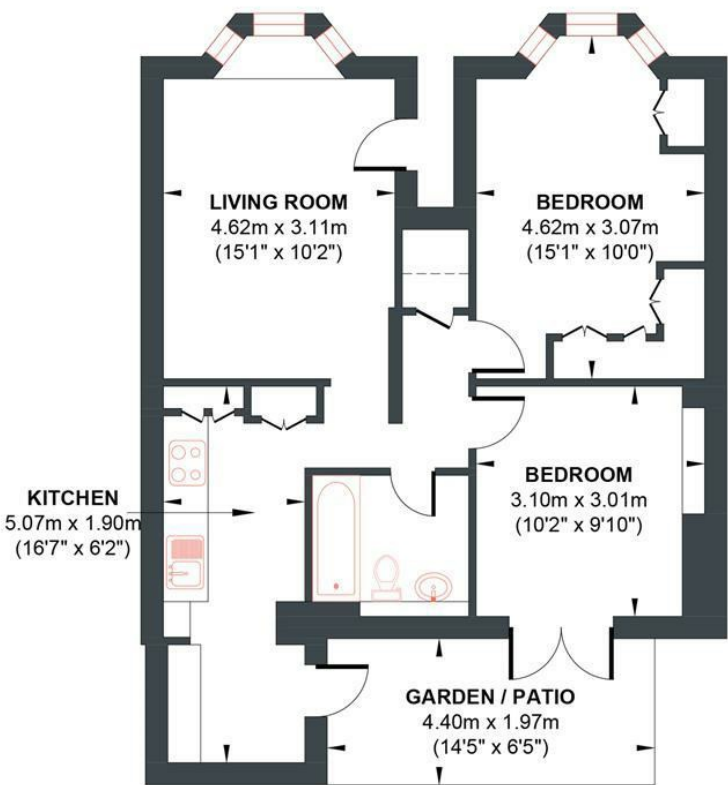
- Stunning 2 bedroom ground floor flat
- Recently refurbished
- Fantastic Location
- Modern throughout
- No chain
- Rear private patio
- Finished to a very high standard
- Integrated appliances
- EPC = D

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		
	65	78



PARK ROAD

Approx. Gross Internal Floor Area = 55.60 sq m / 598.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
598.47 sq ft  
(55.60 sq m)

