

WINTON COTTAGES

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ROTTINGDEAN



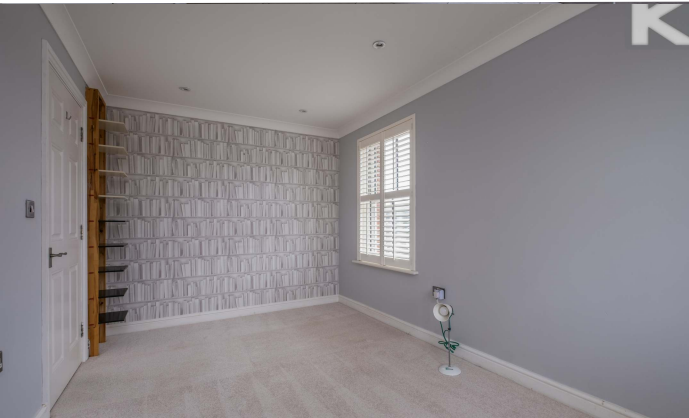


COURT ORD  
ROAD





## KENDRICK PROPERTY SERVICES



Kendrick Property Services are delighted to offer for sale 3 bedroom end of terrace family home located in the ever popular area of Rottingdean. This property consists of a large living room that is 22'5 in length, downstairs cloakroom and modern fitted kitchen. On the first floor there are 2 good size double bedrooms as well as a family bathroom. The top floor consists of an exceptionally sized master bedroom that benefits from an en suite. Many of these rooms offer dual or even triple aspect making this property extremely bright, they also offer ample built in storage. To the rear of the property you will find a family friendly garden that is perfect for the warmer months. The garden is also accessible from the large private driveway.

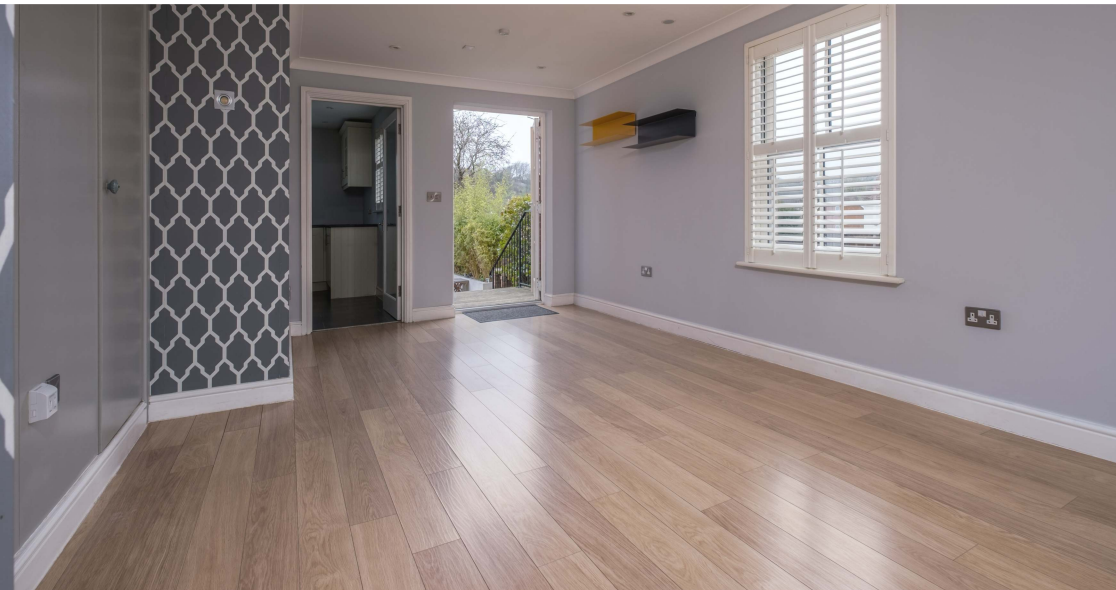
Winton Cottages is superbly located and offers a wealth of amenities within a stones throw. When leaving this fantastic family home you will have Beacon Hill Nature Reserve and Rottingdean Windmill on your doorstep. These offer fantastic views of the south coast and are perfect for long walks. You can also walk into Rottingdean Village which has no fewer than 3 award winning pubs and many cafes along the seafront. Many locals venture down to the Village on a daily basis to buy the local produce in the butchers, delicatessens and fishmongers that even offer fish that have been caught that day!

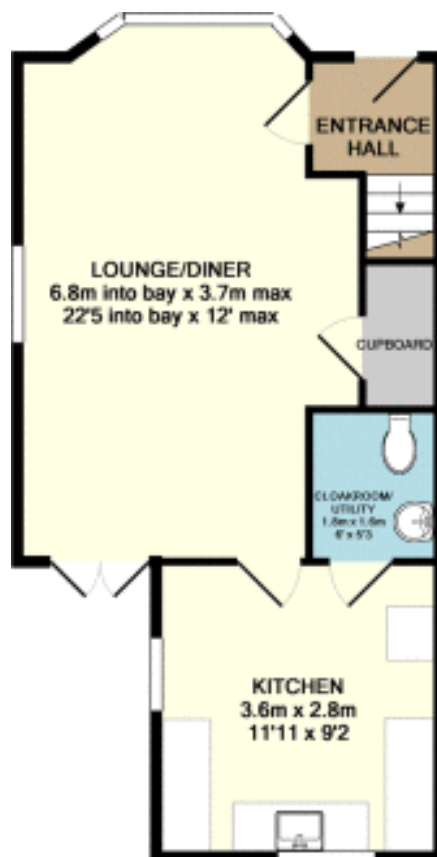
This is truly a fantastic family home that is being sold with no onward chain.





KENDRICK PROPERTY SERVICES





GROUND FLOOR  
APPROX. FLOOR  
AREA 46.9 SQ.M.  
(505 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 47.9 SQ.M.  
(516 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 40.3 SQ.M.  
(434 SQ.FT.)

TOTAL APPROX. FLOOR AREA 135.2 SQ.M. (1455 SQ.FT.)

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.

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