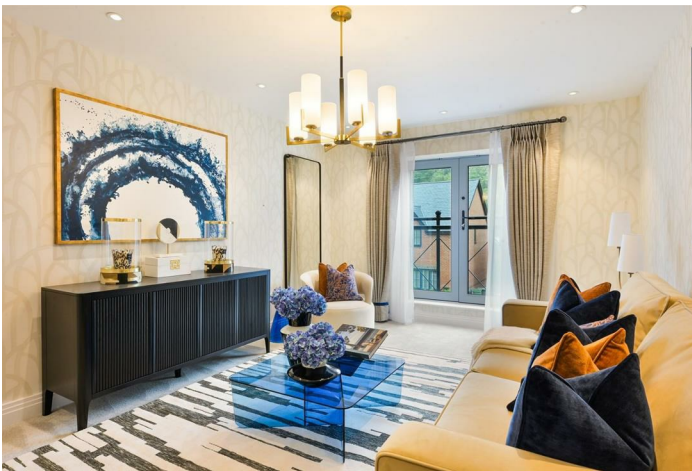


FREEHOLD



House - End Terrace (EPC Rating:)

**9 ALLINGHAM PLACE, ROTTINGDEAN,
BRIGHTON, BN2 7GW**

£995,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - End Terrace located in Brighton

The Marine is a fantastic mid-terrace townhouse spread over three floors. It boasts three beautifully decorated double bedrooms and an extra room on the ground floor that can be used as a bedroom, home gym, or office. Plus, it has the added convenience of an integral garage. The interior is modern yet cozy, with soft wood finishes and a warm, neutral color scheme in each room, creating a wonderfully calm and unified atmosphere throughout the house.

The homes at Skylarks are thoughtfully designed to harmonize with their natural surroundings, featuring materials that reflect the historic charm of Rottingdean Village, known for its beachside location and iconic hilltop windmill overlooking the sea. With facades of flint and brick, hung tiles, timber cladding, and slate roofs, these houses evoke a sense of timelessness. Despite their traditional appearance, they are constructed to the highest modern standards, incorporating cutting-edge technologies for a contemporary lifestyle.

The ground floor opens to an inviting hallway with understairs storage, access to the integral garage and a flexible room to the rear which could serve as a cinema room, gym, office or bedroom - with access to a large cupboard and WC.

On the first floor you have a stylish sitting room, WC and, at the back, an open-plan kitchen/dining area which leads out to a lawned garden.

On the top floor, three bedrooms are beautiful doubles with soft carpet underfoot and leafy views. Smart technologies continue on this floor with the Control4 Smart Home system controlling Lutron lighting, window blind systems, audio, heating, and video doorbell via a room keypad – or from the comfort of your bed. The en suite to the principal bedroom features luxurious finishes which will stand the test of time.

The Marine residences boast the unparalleled specifications and construction quality consistent with the entire Skylarks development. Features such as underfloor heating, German-engineered kitchens, Miele appliances, and Control4 and Lutron smart

home systems are just the beginning of what these homes have to offer.

“We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play. Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities. Each home comes with a Brookworth Homes two- year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process.”

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton Colleague Prep, Roedean, Brighton Steiner

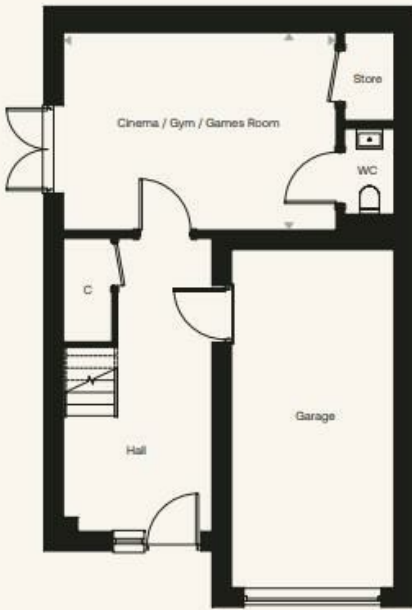
On the edge of the South Downs National Park, Rottingdean is a prestigious village suburb just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Rottingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local High Street, Pond and several desirable gastro pubs and eateries. Good schools are easy to reach by bus,



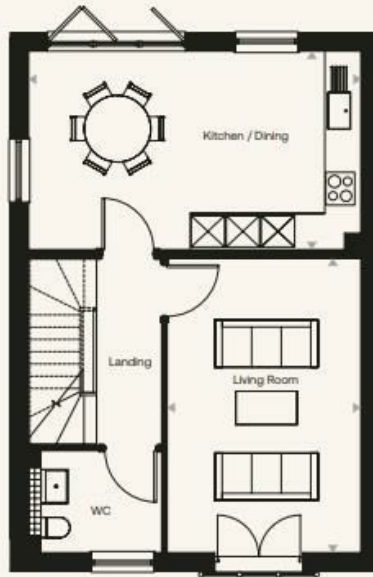
cab or car - or you can walk or ride to them over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.



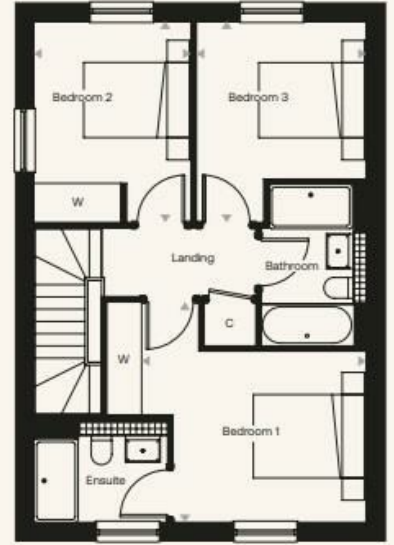
LOWER GROUND



GROUND



FIRST



PLOT 38 | 3 BEDROOM TOWN HOUSE

Marine

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4930 mm x 3570 mm
16'2" x 11'9"

Ground Floor

KITCHEN / DINING
5980 mm x 3570 mm
19'7" x 11'8"

LIVING ROOM
3490 mm x 5300 mm
11'5" x 17'5"

First Floor

BEDROOM 1
4035 mm x 3965 mm
13'3" x 13'0"

BEDROOM 2
2830 mm x 3620 mm
9'3" x 11'11"

BEDROOM 3
3055 mm x 3620 mm
10'0" x 11'11"

Council Tax Band

Energy Performance Graph

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		

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www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.