



Meadow Parade, Rottingdean, BN2

£450,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Meadow Parade, BN2

3 Bedroom | 1 Bathroom | 1 Reception Room
1147 Sq Ft | Rottingdean | Rear Garden

Surrounded by lush greenery on the border of the South Downs National Park, this terraced house enjoys exceptional views over the local landscape at the rear. It sits in the popular, family-friendly area of Rottingdean, where the town sweeps down into the village and onto the beach.

Converted from a commercial parade of shops, these properties enjoy large picture windows to the front. The reception room spans the depth of the building with French doors leading out to the garden, framing the first green views over the rolling hills of the countryside.

Decorated in a smart neutral palette, the house is ready to move into and will suit all styles of furnishing. There is ample space within the living room for relaxed seating and formal dining which can spill outside during summer for barbecues and gatherings as the weather warms. The kitchen sits conveniently adjoining the dining area and is well-designed for the space to include plenty of modern storage and some integrated appliances. A useful WC completes the floor – an essential in any shared space.

Outside, the garden is decked closer to the house for dining and sunbathing during high season, while the lower section is set to lawn, ideal for children to play in safety. Further landscaping would be possible, and plants will thrive due to the open south and westerly aspect. Sitting on the decking you are slightly elevated, so the views are a joy, particularly during sunset.

Upstairs there are three bedrooms: two double and a single, all with soft carpet underfoot and double-glazed windows to ensure a warm and restful night's sleep. They share use of the family bathroom which has a shower over the bath.





LOCATION GUIDE

Good to Know

Shops: Rottingdean High Street 10 minute walk

Train Station: Brighton Station 30 min bus ride

Seafront or Park: Rottingdean beach is 16 minute walk or 10 minute bus ride, Beacon Hill nature reserve is an 8 minute walk

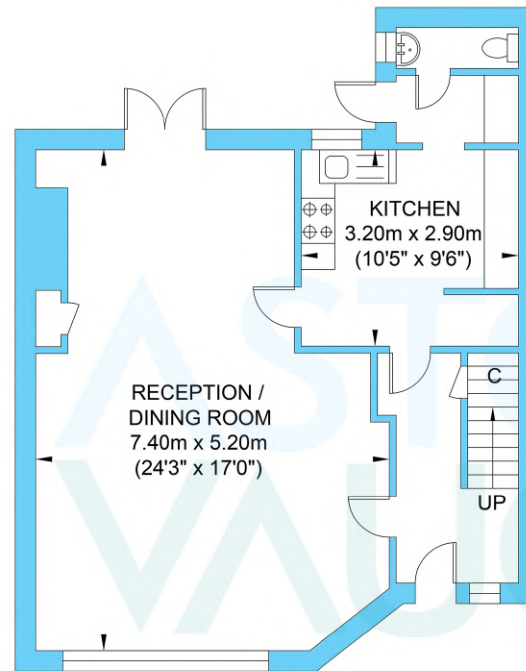
Education:

Primary: Woodingdean Primary, Rudyard Kipling Primary

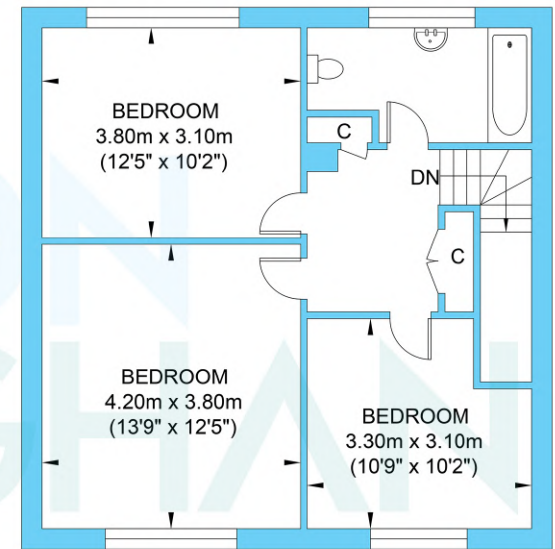
Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Roedean

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.



Ground Floor
Approximate Floor Area
574.25 sq ft
(53.35 sq m)



First Floor
Approximate Floor Area
573.50 sq ft
(53.28 sq m)

Approximate Gross Internal Area = 106.63 sq m / 1147.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.