



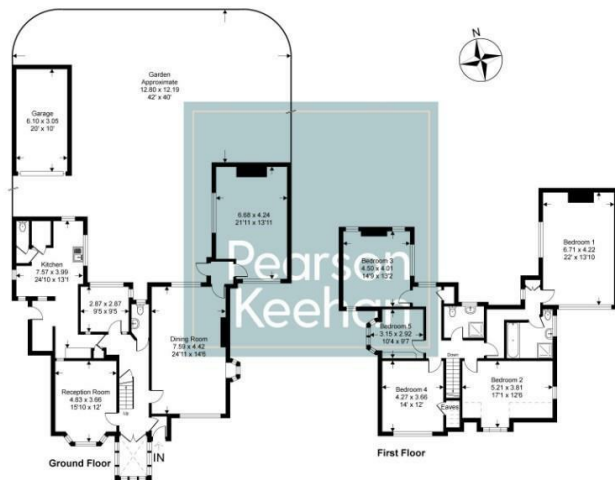
Marine Drive, Brighton, Rottingdean BN2 7HJ
Offers in excess of £950,000 - Freehold

Pearson
Keehan



Marine Drive, BN2

Approximate Gross Internal Area = 258 sq m / 2780 sq ft
Approximate Garage Internal Area = 19 sq m / 200 sq ft
Approximate Total Internal Area = 277 sq m / 2980 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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A charming and expansive five bedroom detached house set within a beautiful seafront location close to the Rottingdean Village. Although complete modernisation is required, this wonderful property offers a vast amount of potential to make a magnificent home and further offers off-street parking, large gardens, garage and lovely sea views.

Stepping inside, the ground floor offers three large reception rooms, study, kitchen and two cloakrooms. Moving upstairs to the first floor, all five bedrooms can be found, all of which are generously sized and the front bedrooms benefitting from the tranquil sea views. Two bathrooms can also be found on this level along with access to the loft space.

Outside, the property offers large frontage and has very good sized front and back gardens. To the rear of the property there is an off-street parking space and garage.

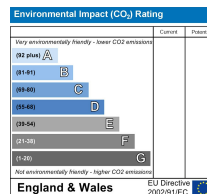
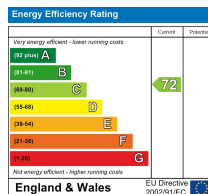
Rottingdean is nestled within the South Downs National Park and boasts a vibrant community, making it an ideal spot for professionals and families seeking a healthy lifestyle, friendly neighbors, quiet nights, and a quick commute to the city's bright lights and airports. For those feeling adventurous, Brighton Marina is just a 10-minute drive or bus ride away, and Brighton City Centre is easily accessible. Brighton mainline station, along with a wide array of trendy bars, shops, and eateries, is at your disposal.

Enjoy the stunning surroundings and the freedom of privacy while being just a stroll away from Rottingdean's welcoming community and its renowned beaches. There's always something local to do, making it a great place for friends to visit and feel like they're on holiday. The house is perfect for entertaining, both indoors and out, and offers convenient access to schools, restaurants, stations, a sailing club, stables, and a cinema.

This truly unique property is being sold with the added benefit of no onward chain.

Council Tax: F

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP

Tel: 01273 206999 Email: info@pearsonkeehan.com

pearsonkeehan.com

