



**hamlyn
smith.**

Dean Court Road, Brighton, BN2 7DF

Guide price
£375,000 - £385,000

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2 Bedrooms



1 Reception



1 Bathroom

****Guide Price £350,000 - £375,000****

Hamlyn Smith are delighted to present this two-bedroom property in Tudor Close, Rottingdean. The main accommodation is arranged as a one-bedroom apartment on the first floor, while a self-contained studio with ensuite and kitchenette is on the second floor. Tudor Close has a fascinating history. Originally built as cottages in the 1920s, the buildings were converted into the Tudor Close Hotel a few years later. The hotel hosted silver screen stars including Cary Grant, Bette Davis, Errol Flynn and Julie Andrews. A decade later, the popular board game Cluedo was inspired by murder mystery games that were hosted at the hotel. Hotel rooms included the infamous billiards room, ballroom, and dining room. Cluedo was in fact originally called Murder at Tudor Close.





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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

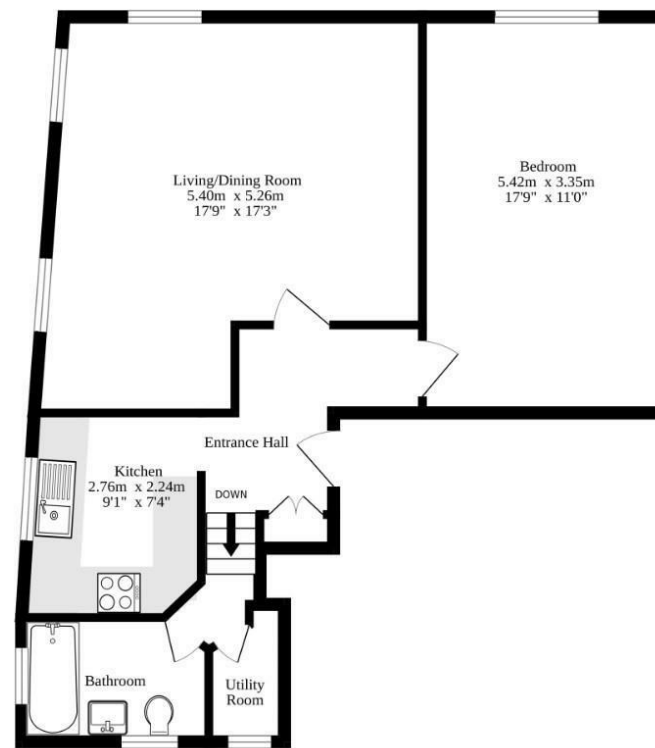
The approach to the apartment is through the charming courtyards and gardens. On the first floor, the main accommodation is found. A spacious entrance hall with a useful coat cupboard is positioned at the centre of the apartment and provides access to all the other rooms. The generously proportioned living room has high ceilings and ample space for a dining table and chairs. The floors in this reception room and in the bedroom are solid parquet. The modern kitchen has integrated appliances including an electric hob and fan oven, fridge freezer and dishwasher.

The bedroom is another generously sized room, with the same high ceilings and parquet floor as the living room. The bathroom is a gorgeous contemporary design, recently installed, and includes an electric shower over the bath, and stylish brass fittings, including the taps and the handles on the vanity unit housing the hand basin. The walls have beautiful and practical large-format tiles, and there is an electric towel radiator.

A self-contained studio is located on the second floor, and includes a studio room with kitchenette and an ensuite shower room. The studio room is over four metres in both dimensions and has high ceilings, while the ensuite has a shower, hand basin and WC.

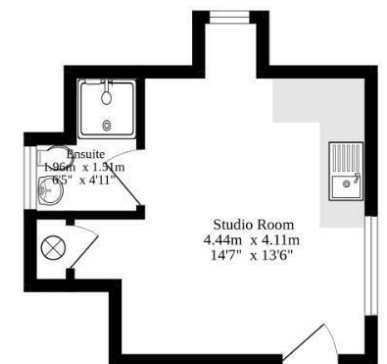
The property is double-glazed and has modern, wall-mounted electric radiators throughout.

Rottingdean is a historic Sussex village on the coast, just three miles east of Brighton. There is a traditional village green with a picturesque duck pond. Kipling Gardens, now a public park, was once the garden of author Rudyard Kipling's house. St Margaret's Church dates back to the 12th century, and there are many more historic buildings in the village. As well as the appeal of its enviable location between the South Downs and the sea, Rottingdean is a busy community, with plenty of local shops, pubs and cafés. Brighton Marina is close by with its leisure facilities, including a cinema, ten-pin bowling alley, and a health club. There is a large ASDA supermarket as well as hotels, restaurants and bars.



First Floor
62.5 sq.m. (673 sq.ft.) approx.

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Tudor Close, Rottingdean



Second Floor
17.3 sq.m. (186 sq.ft.) approx.

TOTAL FLOOR AREA : 79.9 sq.m. (860 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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