



ST MARGARETS

hamlyn
smith.

High Street, Brighton, BN2 7HS

£1,500 Per

hamlyn smith.

 2 Bedrooms

 1 Receptions

 1 Bathrooms

A two-bedroom apartment with sea views, in the highly desirable St Margarets flats, which were built in 1938 in Moderne (Art Deco) style and designed by RWH Jones, who was also responsible for Saltdean Lido. The building is in excellent decorative order and has smooth render and sweeping curved balconies, characteristics of the period which were designed to be reminiscent of ocean liners.

- Two Bedroom Apartment
- Direct Seaviews
- Balcony
- Energy Rating - C
- Council Tax Band - A
- Central Rottingdean Village
- Highly Desirable Art Deco Building
- Newly Repainted
- Unfurnished

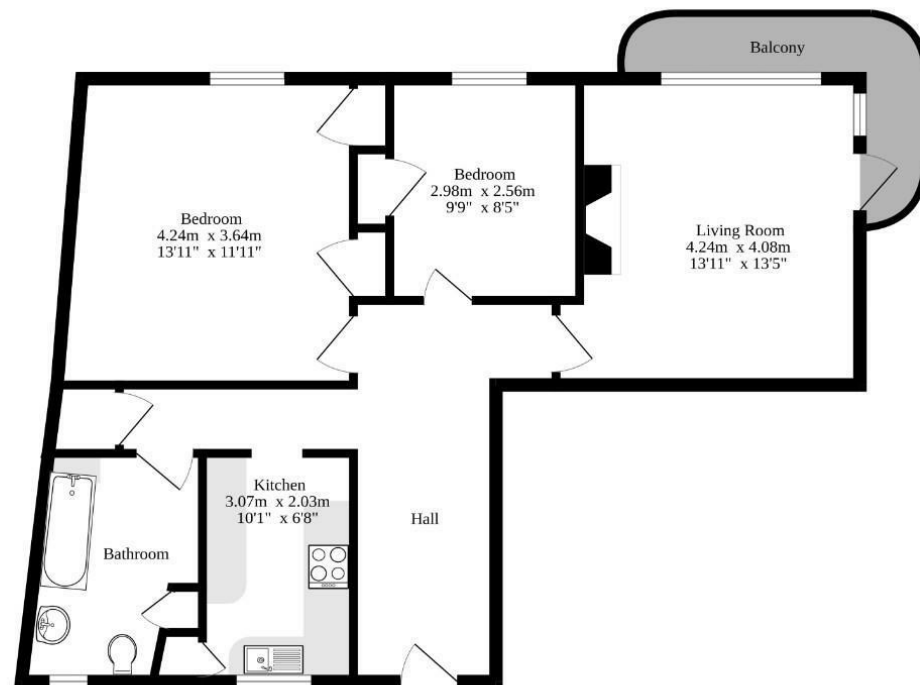






A generous living room at the front of the building enjoys sea views and opens onto a balcony which curls around the building to face south-west. The two bedrooms also have direct sea views and both have built-in wardrobes. The kitchen has space for a freestanding cooker, space for a washing machine, and space for a fridge freezer. There are plenty of cabinets and a window to the rear. The bathroom has a bath, handbasin and WC with a towel rail as well as a built-in cupboard. There are cast-iron radiators in the living room and bedrooms.

Rottingdean is an historic Sussex village on the coast, three miles to the east of Brighton. There is a traditional village green with a picturesque duck pond and Kipling Gardens which is now a public park and 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. The Terraces Stage on the seafront offers a programme of music and theatrical events from June through to September



TOTAL FLOOR AREA : 64.5 sq.m. (694 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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