



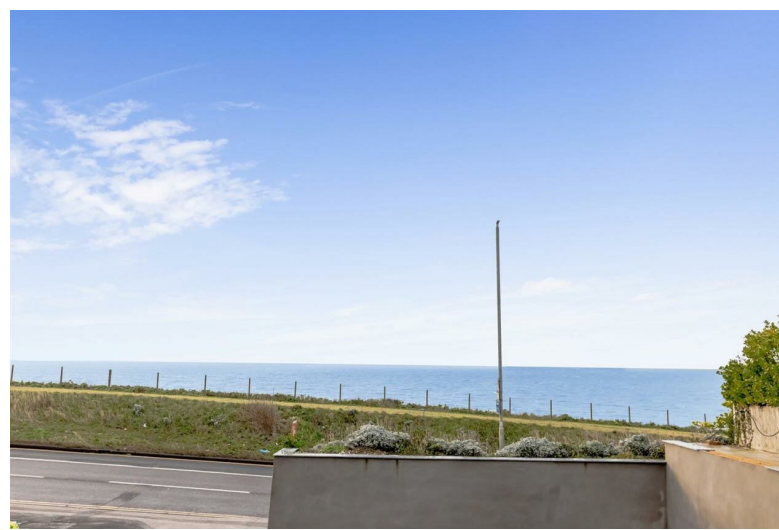
Total Area Approx 942.91 sq ft

Apt 2, West View 99 Marine Drive, Brighton, BN2 7GE

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
52 High Street, Rottingdean, Brighton, BN2 7HF  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## £625,000 Leasehold - Share of Freehold





## Apt 2, West View 99 Marine Drive, Brighton, BN2 7GE

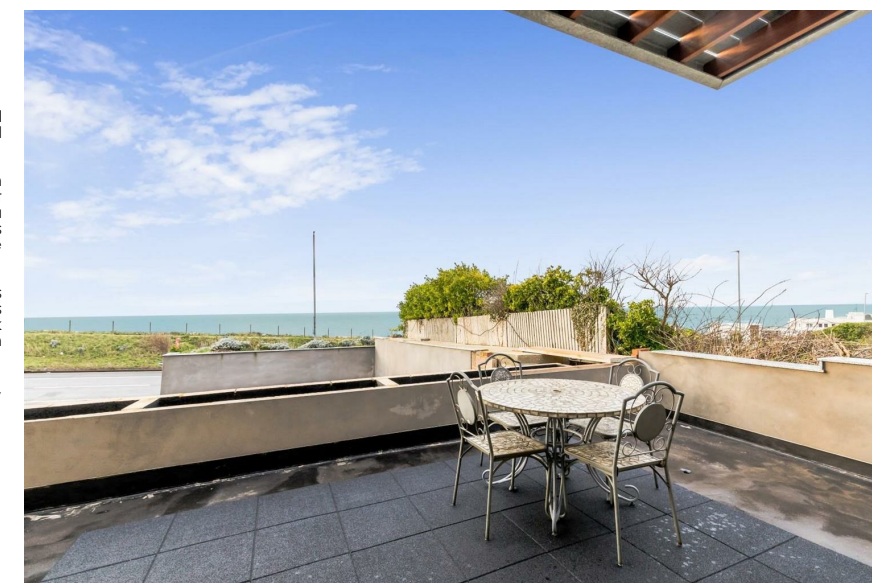
GARDEN APARTMENT NO.2 - SSTC  
GROUND FLOOR

A stunning development of 4 luxury apartments in the idyllic village of Rottingdean, all with sea-facing terraces, panoramic views, underfloor heating, allocated parking, and lift access to all floors.

With its quintessential high street and beach front, Rottingdean is nestled between the South Downs and the seafront on the outskirts of Brighton & Hove. The high street has plenty to offer from pubs, restaurants and independent cafes and tea rooms, to a good selection of shops including post office, butcher, florist, antiques, beauty salons and an excellent greengrocer/delicatessen. Brighton College and Roedean Schools are both within easy reach, as are good state schools.

The two garden apartments - Apt 1 and Apt 2 - have two bedrooms, two bathrooms (one en-suite), open-plan kitchen/living room, and benefit from rear gardens as well as front and rear patios. The kitchens are finished to a high specification with Quartz work surfaces and Neff appliances, and floor to ceiling bi-fold doors bathe the apartments in light and draw the eye out to sea.

Each apartment is to be sold with a 25% share of the freehold and, once all occupied, the owners will be able to set their own maintenance which should be minimal due to



- Under-Floor Heating Throughout
- Neff Integrated Appliances
- Lift Giving Access to All Floors
- Triple Glazed Bi-Fold Doors to Front
- Double Glazed Windows to Side & Rear
- Terrace with Direct Sea Views
- Rear Patio & Garden
- Allocated Parking & Storage Room
- Share of Freehold with New 999-yr Lease
- 10-Year Build-Zone Guarantee

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	

Council Tax Band:  
**New Build**

