



Total Area Approx 942.91 sq ft

Apt 1, West View, 99 Marine Drive, Rottingdean, 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

**£590,000**

**Leasehold - Share of Freehold**



## Apt 1, West View 99 Marine Drive Rottingdean, BN2 7GE

GARDEN APARTMENT NO. 1  
GROUND FLOOR

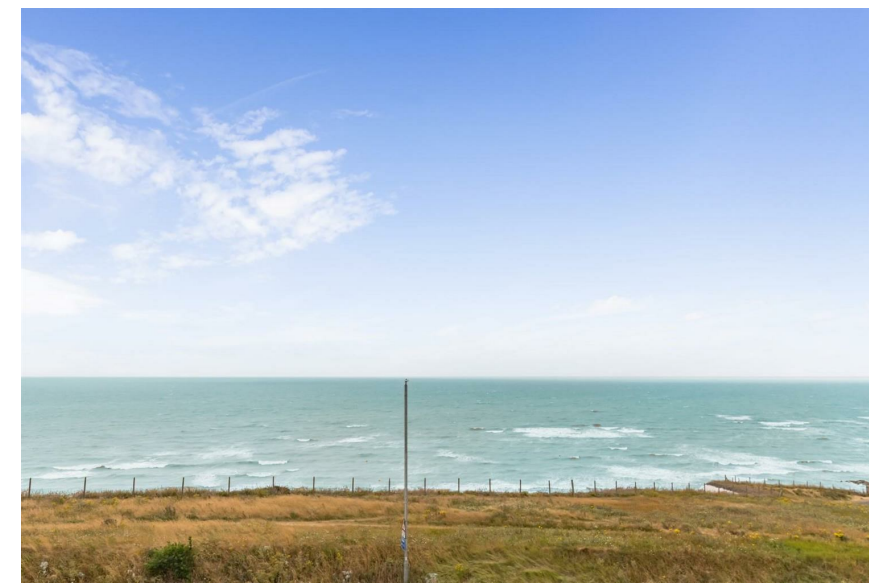
A stunning development of 4 luxury apartments in the idyllic village of Rottingdean, all with sea-facing terraces, panoramic views, underfloor heating, allocated parking, and lift access to all floors.

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 the nature of the build, i.e. coloured rendering, powder-coated window frames, soffits, fascias and downpipes, plus the ten-year Build-Zone Guarantee.

Please contact John Hiltons to request a full brochure.



- Duplex First & Second Floor Apartment - 3/4 Beds, Balcony & Terrace
- Ground Floor Apartment - 2 Beds, Front Terrace, Rear Patio & Garden
- Lift Access to All Floors
- Triple Glazed Bi-Fold Doors to Front with Direct Sea Views
- Double Glazed Windows to Side & Rear
- Underfloor Heating Throughout
- Neff Integrated Appliances
- 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**