

Marine Drive



Approximate Gross Internal Area = 156.56 sq m / 1685.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1685.19 sq ft

103 Marine Drive, Rottingdean, BN2 7GE

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£800,000 Freehold



103 Marine Drive, Rottingdean, BN2 7GE

Approach

Attractive cobbled walls and sandstone steps ascend to a lawned front garden and spacious sandstone terrace with southerly aspect and panoramic sea views, which leads you to this imposing red brick period semi-detached house from the Arts & Crafts period.

Entrance Hall / Sun Room

3.70m x 2.75m (12'1" x 9'0")

Brick-built with leaded light windows to side and front with direct sea views, tiled floor, lighting. Door opens into:

Dining Room

6.45m x 3.98m (21'1" x 13'0")

Glazed leaded light bay window to front with direct sea views and a southerly aspect overlooking terrace, Inglenook-style brick fire place with gas coal-effect fire, stripped pine floorboards, turning stairs with feature moulding ascend to first floor, glazed leaded light double doors open into lounge. Period features include picture rails, and original ledged and braced door with latch handles opening into:

Kitchen/Breakfast Room

4.65m x 3.48m (15'3" x 11'5")

Dual aspect room with double glazed leaded light windows to rear garden and to side access, maple (hardwood) Shaker-style base and wall units including glass display cabinets, roll-edge work surfaces extend to include five-ring gas hob, AEG double oven, inset one-and-a-half bowl stainless steel sink with mixer tap and drainer. Tiled splashbacks, space and plumbing for washing machine and compact integrated dishwasher, space for fridge freezer, inset ceiling light, space for dining table, part-glazed door to side, ledged and braced door into:

Lounge

5.45m x 3.75m (17'10" x 12'3")

Dual aspect with views to the sea and leaded light French doors to conservatory, picture rail, feature period gas coal-effect fireplace, polished pine floors, dado rail with feature panelling below.

Conservatory

3.40m x 3.25m (11'1" x 10'7")

Double glazed roof and French doors to rear garden, power point, light point, tiled floor.

First Floor Landing

Access to loft space, picture rail.

Bedroom 2

4.68m x 3.52m (15'4" x 11'6")

Double glazed leaded light window to rear garden with views to the Downs, range of oak-pannelled wardrobes and drawers, picture rail, feature Arts & Crafts ledged and braced wooden door.

Bedroom 4

2.25m x 2.17m (7'4" x 7'1")

Double glazed leaded light window to rear garden, picture rail, feature Arts & Crafts ledged and braced wooden door, inset downlighter.

Bedroom 3

3.49m x 2.72m (11'5" x 8'11")

Dual aspect with double glazed leaded light windows offering panoramic sea views, feature Arts & Crafts ledged and braced wooden door.

Bedroom 1

3.92m x 3.77m (12'10" x 12'4")

Feature brick fireplace, leaded light double glazed windows with direct southerly views out to sea, eaves storage, ledged and braced wooden door into:

En-Suite Wet Room

Double glazed leaded light window to rear, tiled floor and walls to picture rail height, wet room shower with glass shower screen, rainfall shower head with hand-held shower attachment on chrome riser, low-level WC with concealed cistern, vanity unit with inset wash basin and mixer tap, inset LED lights.

Family Bathroom

Obscured double glazed leaded light window to side, freestanding ball and claw foot bath with period mixer tap and rainfall shower head over, wash hand basin with mosaic tiled splashback and period mixer tap with chrome towel rail under, low-level WC, heated towel rail, picture rail, dado rail with feature panelling under, alcove storage, tiled floor.

Rear Garden

Paved patio area with stone steps leading to a sunny lawned garden with mature shrub and flower borders, rear decked area with sea views, perfect to sit peacefully with a book. Octagonal summer house, side pathway to front giving access to a store cupboard housing Glow-Worm gas boiler and pre-lagged hot water tank, outside tap and outside lighting.

Garage

4.97m x 2.88m (16'3" x 9'5")

Off-road parking area, garage with electric up-and-over door, power and light.



A stunning period semi-detached four bedroom house which retains much of its Arts & Crafts character throughout and has spacious, well-laid-out accommodation, on a raised plot set back from Marine Drive with stunning coastal views. The vendors have lived in the property for 20 years and have enjoyed its location within a short walk of the village and beach, its continuously changing sea views and light throughout the property. This impressive house has a family-friendly layout with excellent size entrance hall leading into a bay-fronted dining room, with glazed doors leading into lounge - both with period fireplaces - a spacious kitchen/breakfast room, and a double glazed conservatory leading to the garden. On the first floor you have three double bedrooms and a fourth single bedroom, en-suite shower room and family bathroom. Outside, to the front is a raised lawned garden and stunning sandstone terrace with panoramic sea views, whilst to the rear you have a large patio area and steps sweeping up to a mainly lawned garden with mature shrub and flower borders, a rear decked terrace, octagonal summer house and views to the sea. Rottingdean Beach and the historic Rottingdean Village are just a 5-minute walk away, with an array of traditional pubs, independent shops, tea rooms and beauty salons, and central Brighton is only a 10-minute drive from the property.

- Four Bedroom Semi-Detached House
- Arts & Crafts Style
- Four Reception Rooms
- En-Suite Wet Room
- Leaded Light Double Glazed Windows
- Direct Sea Views
- Southerly Terrace
- Period Features
- Garage
- Close to Rottingdean Village & Beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England & Wales			EU Directive 2002/91/EC

Council Tax
Band: F