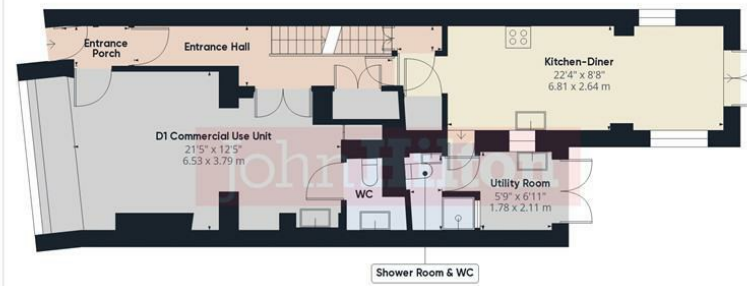


Floor -1



Ground Floor



Floor 1



Floor 2



Total Area Approx 1860.47 sq ft

Bliss House, 32-34 High Street, Rottingdean, BN2 7HR

To view, contact John Hilton:
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£895,000 Freehold

Bliss House, 32-34 High Street, Rottingdean, BN2 7HR

Approach

Hardwood front door opens into enclosed entrance porch with pendant light and further solid oak door with bottle glass viewing panel opens into entrance hall. Double glazed UPVC door to right, with fanlight over, opens into:

Workspace / D1 Unit for Commercial Use

3.84m x 3.81m (12'7" x 12'5")
Double glazed multi-paned bay window with directional spotlights over offering coastal views. White tiled floor, white drawers and base units, inset sink with brass mixer tap, built-in cupboard, radiators, inset downlights. Door into WC with white suite comprising wash hand basin with vanity drawers below and low-level WC, part-tiled walls and tiled floor.

Entrance Hall

Stairs to first floor, period features including dado rail, double doors to built-in storage cupboard, double doors into ground floor treatment room/workspace with fanlight over, and further door into:

Kitchen-Diner

6.81m x 2.64m (22'4" x 8'7")
Dual aspect room with oak floorboards, French doors to patio and double glazed windows to both sides, plus feature period window looking into utility room. Shaker-style painted wall and base units including 2 wine racks, polished oak work surfaces with tiled splashbacks, double butler-style sink, inset 'Flavel' multi-fuel range cooker with 7-ring gas stove and Rangemaster extractor hood over. Integrated fridge/freezer, integrated dishwasher, further integrated under-counter fridge. Door to pantry and door to further built-in cupboard with wood-panelled walls to dado level and access to cellar. Tongue and groove wall panelling in breakfast area to rear, inset downlights, 'Ideal' gas boiler.

Utility Room

1.78m x 2.11m (5'10" x 6'11")
Marble work surfaces with drainage grooves and stainless steel under-mounted sink with sluice mixer tap. Shaker-style painted units, space and plumbing for washing machine, high-level box shelving. Double glazed UPVC French doors onto rear garden and door into:

Shower Room & WC

Double walk-in shower with glass shower screen, rainfall shower head plus hand-held attachment on riser, with high-level multi-paned 'borrowed light' window to utility room above. White suite comprising low-level WC, vanity unit with inset sink and mixer tap. Tiled floor and part-tiled walls, extractor fan, white and coloured inset downlights.

First Floor Landing

Split-level with dado rail, neutral carpet and stairs to second floor.

Family Bathroom

Double-height bathroom with inset downlights, polished oak beams and picture rail with inset coloured LED downlights, high-level wooden cupboards, double glazed UPVC sash window with pine shutters overlooking rear garden, and dado rail with tongue and groove panelling below. Walk-in shower with oak framed glass screen, rainfall shower head with hand-held shower attachment on riser and inset oak shelving. Freestanding bath with ball and claw feet, low-level WC, pedestal wash hand basin and heated towel rail.

Separate WC

Exposed original brickwork, low-level WC, wash hand basin, UPVC double glazed window to side.

Living Room / Bedroom 4

4.03m x 4.97m (13'2" x 16'3")
Double glazed UPVC sash window with direct sea views, feature fireplace and hearth with built-in log burner, original ceiling mouldings and dado and picture rails.

Bedroom 3

Double glazed UPVC sash window overlooking rear garden, built-in double depth cupboard.

Second Floor Landing

Double glazed UPVC sash window, hardwood floorboards, access to loft space, dado rail and ceiling mouldings.

Bedroom 1

4.04m x 4.93m (13'3" x 16'2")
Double glazed UPVC sash bay windows with direct south-westerly sea views. Feature fireplace with ornate mantel, period-style ceiling cornice and central ceiling rose, dado and picture rails.

Bedroom 2

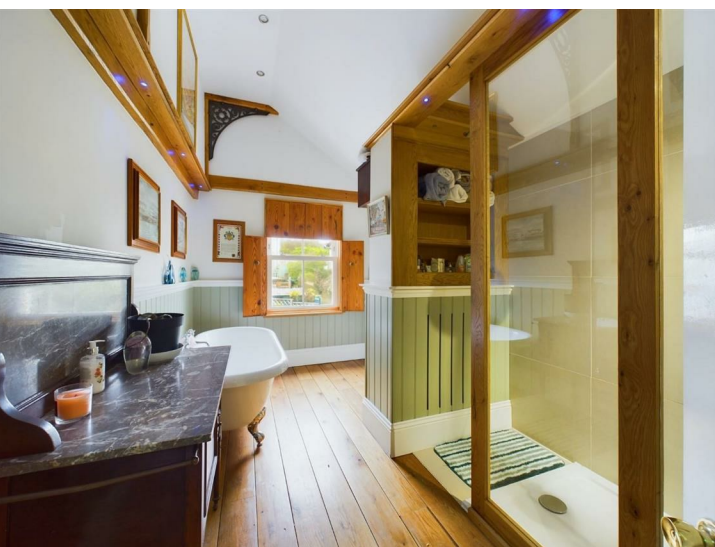
2.63m x 3.26m (8'7" x 10'8")
Double glazed UPVC sash window, mahogany leaded light double doors into walk-in wardrobe, dado rail, feature ceiling mouldings and neutral carpet.

Rear Courtyard

Paved with flint walled boundaries, accessed via French doors from both Kitchen and Utility Room.

Cellar

3.59m x 4.06m (11'9" x 13'3")
Accessed via built-in cupboard in kitchen, stairs with handrail lead down to cellar with restricted head height, light and consumer board (installed Oct 2021).



- Period Three/Four Bedroom Home
- Situated Just Metres from Rottingdean Beach & Undercliff Walk
- Direct Sea Views
- Family Bathroom & Separate WC
- Ground Floor Shower Room & WC
- D1 Use Commercial Unit on Ground Floor
- Rear Courtyard
- Many Original Period Features
- Double Glazed Throughout
- NO ONWARD CHAIN

Council Tax Band: B

