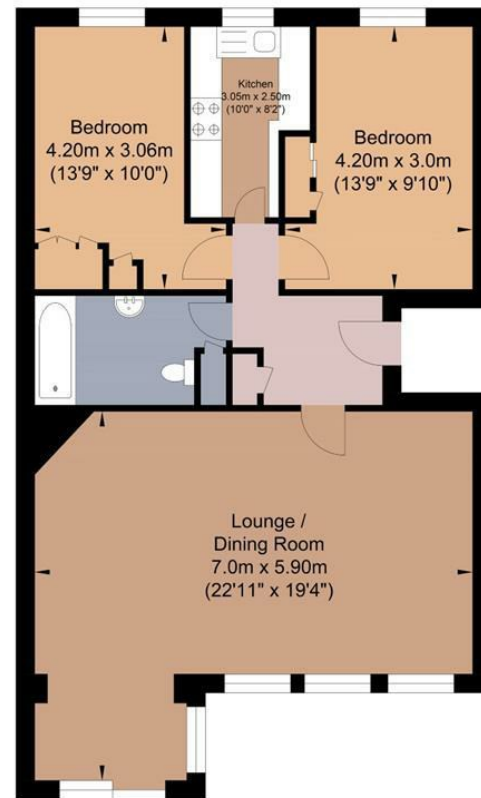


## Rottingdean Place



Approximate Floor Area  
794.05 sq ft  
(73.77 sq m)

Approximate Gross Internal Area = 73.77 sq m / 794.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 794.05 sq ft

11 Rottingdean Place Falmer Road, Brighton, BN2 7FS

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

**Guide Price £475,000 Leasehold - Share of Freehold**





## 11 Rottingdean Place Falmer Road, Brighton, BN2 7FS

\*\*\* GUIDE PRICE £475,000-£500,000 \*\*\*

Dating back to 1912, Rottingdean Place was originally called St Mary's House, a convent built to house female penitents. In 1987, the buildings were converted to what it is now – a wonderful selection of luxury apartments and houses set behind tall secure gates on 17 acres of beautifully maintained and tranquil communal gardens, woodland and orchards, surrounded by the stunning South Downs. We're delighted to offer with no onward chain, this wonderfully elegant two double bedroom ground floor apartment with tall ceilings and a spacious lounge/dining room which opens onto a charming courtyard. The apartment enjoys use of the indoor heated communal swimming pool, gymnasium and golf driving range, and comes with a share in the freehold, fabulous countryside views and its very own garage.



### Approach

Communal driveway accessed by tall secure gated entrance with video entry system. Meandering estate drive leading down to covered entrance and communal front door with video entry system, opening into communal lobby. Apartment front door with meter cupboard to side opening into:

### Entrance Lobby

Airing cupboard with slatted shelving for linen storage, radiator, high-level electric fuse box, hatch offering access into loft space, coved ceiling and panelled door through to:

### Lounge/Dining Room

7.0m x 5.90m (22'11" x 19'4")

Twin arched double glazed windows to rear and further tall arched double glazed window to rear, offering views over courtyard and distance countryside, radiator under, tall coved ceiling, built-in storage with low-level cupboards and shelving over. Additional radiator and feature stone fireplace with electric fire inset. Double glazed sliding patio door with window over and to side, opening onto courtyard.

### Bedroom

4.20m x 3.0m (13'9" x 9'10")

Feature double glazed arched window to front with radiator under, tall coved ceiling and built-in wardrobes with shelving over.

### Bedroom

4.20m x 3.06m (13'9" x 10'0")

Feature double glazed arched window with radiator under and fitted Venetian blind, tall coved ceiling and built-in wardrobes with hanging and shelving.

### Kitchen

3.05m x 2.50m (10'0" x 8'2")

Arched double glazed window with fitted Venetian blind. Fitted kitchen comprising matching wall and base units to include fridge freezer and plate rack, dishwasher and washing machine. Roll-edged work surfaces extend to include four-ring ceramic hob, single bowl ceramic sink with drainer and mixer tap, oven and eye-level microwave, extractor fan over. Tall coved ceiling, directional spotlights, and vinyl floor.

### Bathroom

Three piece white bathroom suite comprising panel enclosed bath with mixer tap and thermostat shower over with hand-held shower attachment and bi-folding shower screen, pedestal wash hand basin with mixer taps and mirror over, and low-level WC. Heated towel rail, fully tiled surround, vinyl floor, coved ceiling with downlighters, and built-in storage cupboard.

### Courtyard

Laid to block paving with brick wall retainer and raised flower planter. Gate offering access onto well-kept communal gardens.



- NO ONWARD CHAIN
- Two Double Bedroom Apartment
- Set on Private Estate
- Private Patio Garden
- Share of Freehold
- Garage in Block
- Tall Ceilings
- Wonderful Communal Facilities
- Moments from Rottingdean Village
- Hugged by the South Downs

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	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
	75

Council Tax Band: E