

## Field House, High Street



First Floor  
Approximate Floor Area  
1332.24 sq ft  
(123.77 sq m)

Approximate Gross Internal Area = 123.77 sq m / 1332.24 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

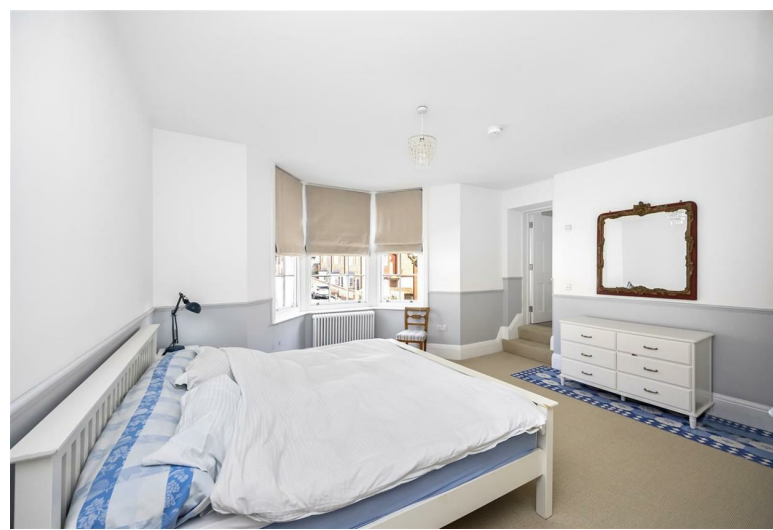
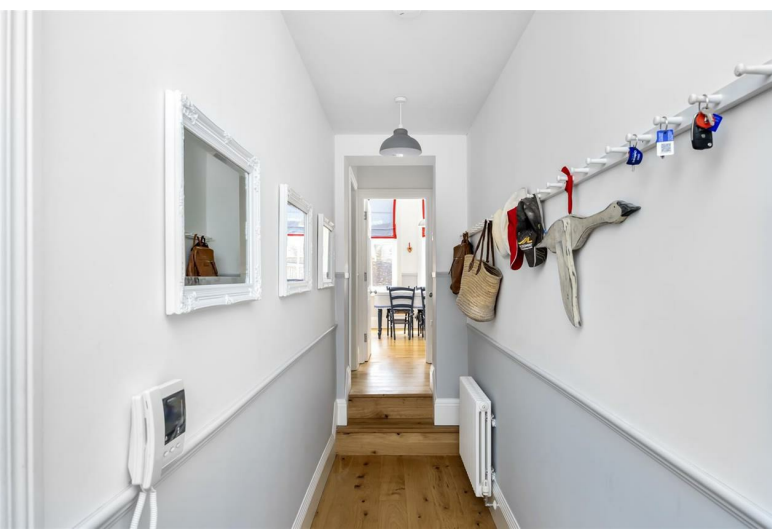


Total Area Approx 1332.24 sq ft

Flat 3, Field House, 76 High Street, Rottingdean, BN2 7HF

To view, contact John Hilton:  
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## £715,000 Leasehold



## Flat 3, Field House 76 High Street, Rottingdean, BN2 7HF

\*\*\* AVAILABLE TO VIEW FROM SATURDAY 6 JULY \*\*\*  
 \*\*\* THIS UNIQUE PROPERTY IS NOT TO BE MISSED \*\*\*

John Hilton's are delighted to offer this stunning two bedroom, three bathroom apartment in the new St Aubyn's development situated in the Grade II listed former school building. Nestled in the heart of the historical and picturesque village of Rottingdean, this charming apartment offers a blend of original character features with modern comfort and coastal charm. With natural light streaming through large wooden sash windows, the property is a stone's throw from the beach, local amenities and excellent bus routes to Brighton City Centre and Eastbourne. Oak engineered flooring extends from the bright and spacious dual aspect living area through to the kitchen/dining room with integrated appliances, Quartz worktops and ample space for dining. Both double bedrooms have Italian-style en-suite shower rooms and there is also a family bathroom. The apartment further benefits from one allocated parking space as well as two visitors' parking spaces shared between the six apartments, an EV car charging point and a basement storage room.

### Approach

Gravel driveway with one allocated parking space and two visitors' parking spaces, EV charging point and bike storage. Steps ascend to part-glazed communal front door.

### Communal Entrance Hall

Key fob entry system and buzzers, wall-mounted letter boxes, door to rear leading to communal gardens. Staircase to basement, key fob entrance to basement storage rooms. Stairs ascend to first floor and front door to apartment.

### Entrance Hall

Door entry system with camera, doors either side of hallway into bedrooms, oak engineered flooring, dado rail, Victorian-style radiator, pendant light fittings, access panel for pipework, 'Honeywell' central heating thermostat, steps up to landing with doors into Utility Room and:

### Family Bathroom

White Italian-style bathroom suite comprising panel-enclosed bath with mixer taps and hand-held shower attachment, vanity unit with inset wash basin, mixer taps and cupboards below, low-level WC with concealed cistern and wall-mounted flush. Wall-mounted heated towel rail, marble-effect part-tiled walls, tiled floor with underfloor heating, spotlights, extractor fan.

### Utility Room

1.43m x 1.40m (4'8" x 4'7")  
 Consumer unit, electric hot water tank, space and plumbing for washing machine.

### Bedroom 1

4.80m x 4.17m (15'8" x 13'8")  
 Sash bay windows to rear overlooking communal gardens, built-in double wardrobe, further storage cupboard with shelving, dado rail. Victorian-style radiator, pendant light fitting, neutral carpet and mains fire alarm. Two steps up and door into:

### En-Suite Shower Room

Sash window to rear overlooking communal gardens. White Italian-style bathroom suite comprising large walk-in shower with glass and chrome enclosure and fully-tiled surround, vanity unit with inset sink, mixer taps and cupboards below, wall-mounted bathroom cabinet over with mirrored doors, low-level WC with concealed cistern and wall-mounted flush. Original fireplace and mantle, marble-effect part-tiled walls and tiled floor with underfloor heating, heated towel rail, thermostat, extractor fan and four spotlights.

### Bedroom 2

4.76m x 3.56m (15'7" x 11'8")  
 Sash bay window to front overlooking driveway and Rottingdean High Street. Original fireplace and mantle, built-in wardrobe, panelled walls to dado level, Victorian-style radiator, neutral carpet, pendant light fitting, mains fire alarm, isolator switch for en-suite shower. Door into:

### En-Suite Shower Room

Sash window to front overlooking driveway and Rottingdean High Street. White Italian-style bathroom suite comprising large walk-in shower with glass and chrome enclosure and fully-tiled surround, vanity unit with inset sink, mixer taps and cupboards below, wall-mounted bathroom cabinet over with mirrored doors, low-level WC with concealed cistern and wall-mounted flush. Marble-effect part-tiled walls and tiled floor with underfloor heating, heated towel rail, extractor fan and three spotlights.

### Kitchen/Dining Room

7.01m x 4.10m (22'11" x 13'5")  
 Dual aspect with sash window to rear and four south-facing sash windows to side, some with partial sea views. Shaker-style fitted kitchen comprising matching grey wall and base units including deep pan drawers, integrated 'Bosch' fridge/freezer and integrated 'Bosch' dishwasher. White Quartz worktops with matching upstand and drainage grooves for ceramic buller sink with mixer tap, 'Bosch' induction hob with electric oven under and extractor over, high-level cupboard housing 'Ideal' combi boiler. Dining area with ample space for large table, dado rail and recessed shelf. Oak engineered flooring, two Victorian-style radiators, spotlights to kitchen, pendant light fitting to dining area, mains fire alarm, carbon monoxide alarm, opening through to:

### Living Room

7.03m x 4.35m (23'0" x 14'3")  
 Dual aspect with large sash bay windows to front overlooking Rottingdean High Street, further sash window to front and two south-facing sash windows to side. Log-effect electric fireplace with hearth, surround and mantle. Oak engineered flooring, panelled walls to dado level, two Victorian-style radiators, mains fire alarm, pendant light fitting.

### Communal Gardens

East-facing gardens, separated into three lawned sections by brick pathways, with seating area. Steps leading down to basement entrance to storage rooms and steps up to bin storage.



- First Floor Apartment in Grade II Listed Former School Building
- Sought-After St Aubyn's Development
- Two Double Bedrooms with En-Suites
- Family Bathroom
- Spacious & Bright Dual Aspect Living Room
- Dual Aspect Kitchen/Diner with Integrated Appliances
- Original Character Features
- Allocated Parking Space & EV Charging Point
- Stone's Throw from Rottingdean Beach & Local Amenities
- Excellent Transport Options to Brighton & Eastbourne

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(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: **C**