

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:
 52 High Street, Rottingdean, BN2 7HF
 52 High Street, Rottingdean, Brighton, BN2 7HF
 01273 608151 or sales@johnhiltons.co.uk

£780,000 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:

Reception Room

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 to reception room 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.

Bedroom 2

4.03m x 4.97m (13'2" x 16'3")
Currently used as a Living Room. Double glazed UPVC sash window with direct sea views, feature fireplace and hearth with built-in log burner, original ceiling mouldings, 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 4

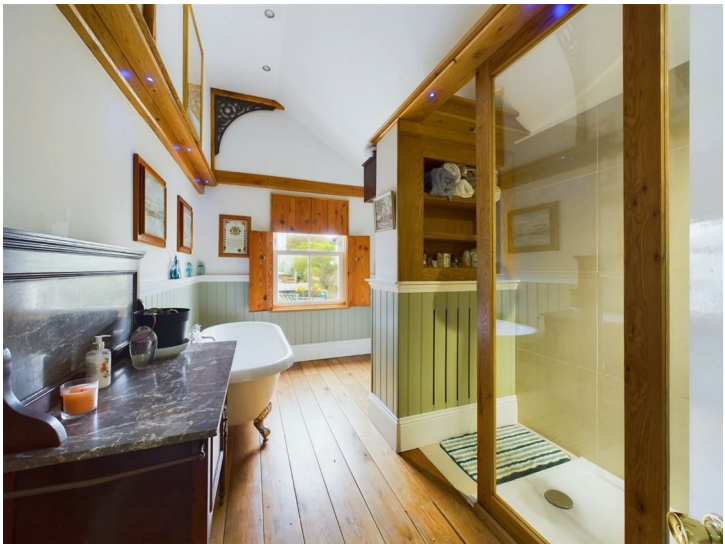
2.63m x 3.26m (8'7" x 10'8")
Double glazed UPVC sash window, mahogany leaded light double doors into walk-in wardrobe, dado rail, feature ceiling mouldings and neutral carpet.

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 Four Bedroom Home
- Situated Just Metres from Rottingdean Beach & Undercliff Walk
- Direct Sea Views
- Family Bathroom & Separate WC
- Ground Floor Shower Room & Two WCs
- Rear Courtyard
- Many Original Period Features
- Close to Local Shops, Cafes, Pubs & Restaurants
- Double Glazed Throughout
- NO ONWARD CHAIN

A mid-terrace, four bedroom home situated just a few metres from Rottingdean Beach with direct sea views and offered in excellent decorative order throughout. This attractive period house comprises an enclosed entrance porch and feature oak panelled front door which opens into an attractive entrance hall with period features, panelled doors, stairs ascending to the upper floors and double doors back into the ground floor living area with multi-paned double glazed bay window and sea views to the front. An attractive kitchen/dining room with Shaker-style units extends to the rear, along with a separate utility room and ground floor shower room finished to a high specification. To the first floor you have a bedroom with bay windows and direct sea views, a further bedroom and family bathroom as well as a separate WC. On the second floor there are two further bedrooms, the main bedroom having direct sea views and the other having a walk-in closet. The property has a walled patio garden with side access onto Rottingdean High Street with its variety of local amenities, cafes, pubs and restaurants, and frequent buses into Brighton's city centre.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Council Tax Band: B

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract