

Dean Court Road, Rottingdean BN2 7DL

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 154.2 sq m / 1660 sq ft

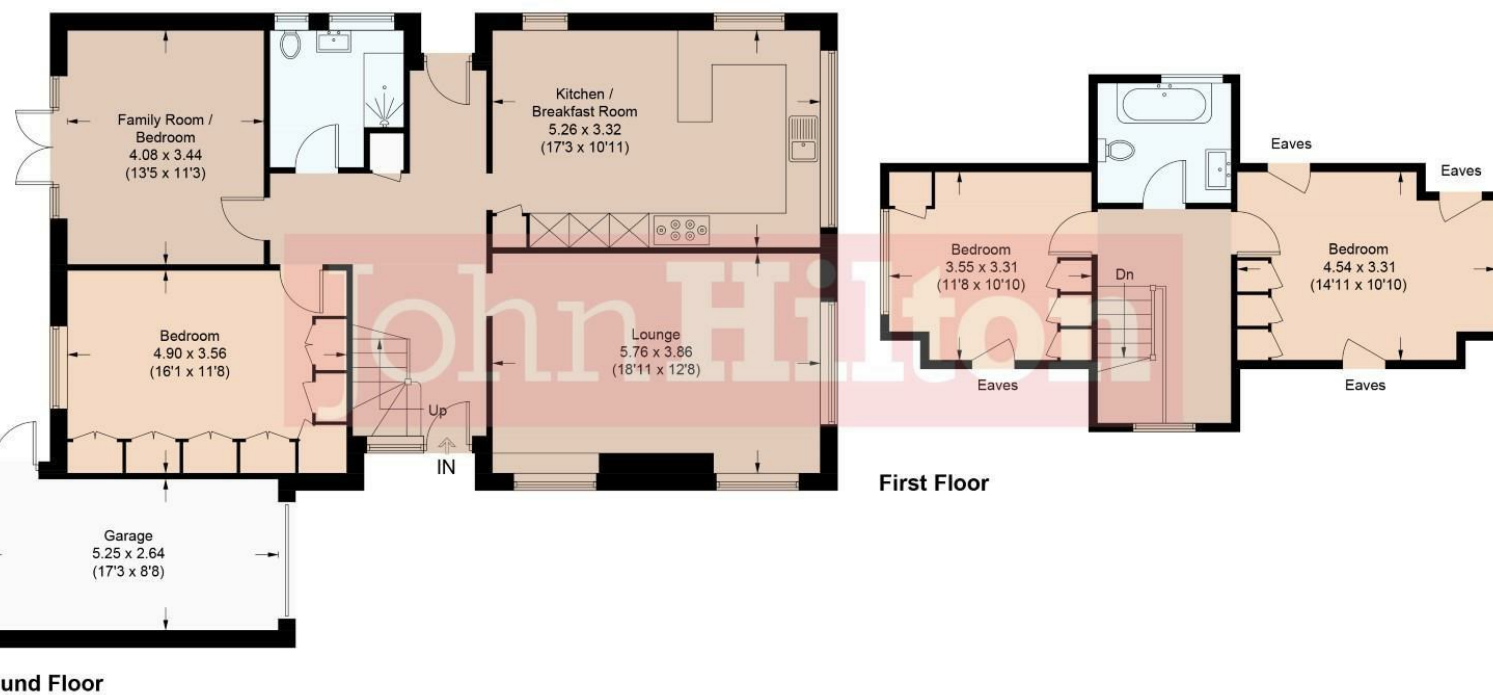


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024



Total Area Approx 1517.72 sq ft

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To view, contact John Hilton:
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£950,000 Freehold



93 Dean Court Road Rottingdean, BN2 7DL

This rarely available detached, four bedroom property with a low-maintenance garden is located on one of Rottingdean's most prestigious roads. Situated on the edge of the South Downs National Park and just a 10-minute walk from the historical Village, with its vibrant mix of independent shops, traditional pubs, cafes, restaurants and beachfront, and regular bus services to Brighton's city centre and Eastbourne.

Approached via a mature, walled and lawned front garden and brick block-paved driveway, with off-road parking for two cars, leading to the garage and main entrance to the side. This modern property has been well looked after since purchasing including re-rendering and new windows. The versatile ground floor accommodation comprises a light living room with dual aspect windows overlooking farmland to the east for morning sunlight and a glimpse of the sea, a separate kitchen/dining room, two bedrooms - one currently used as a family room - and a family sized shower room. On the first floor you have a lovely L-shaped landing which has ample space for office use, two bedrooms with eaves storage and stunning views across farmland from the front and the South Downs from the rear, and a modern family bathroom. The North-West-facing garden enjoys the sun all day, with a wood fired pizza oven on the patio along with a lovely lawned area, perfect for entertaining and plenty of space for children to play.



Approach

Lawned front garden with two palm trees and mature shrubs with white shingle borders, gate to side access. Brick block-paved driveway, with off-road parking for two cars, leads to garage and UPVC front door with obscure glazed window to side.

Entrance Hall

Stairs ascend to first floor, laminate wood-effect flooring, two radiators, storage cupboard with shelving above, thermostat for shower room underfloor heating, G-TAG alarm keypad, door to side access.

Lounge

5.76m x 3.86m (18'10" x 12'7")
Dual aspect with large window to front, large window to side with glimpses of the sea and further high-level window to side. White laminate wood-effect flooring, radiator.

Kitchen/Breakfast Room

5.26m x 3.32m (17'3" x 10'10")
Dual aspect with full-width windows to front and two windows to side. Range of cream base and eye-level cupboards - one housing hot water cylinder - 'Samsung' American fridge freezer and wine cooler. Granite worktops with Panache unit and under-mounted sink with mixer tap, 'Rangemaster' oven with six-ring gas hob and 'Rangemaster' extractor over, spaces for washing machine and dishwasher. Grey laminate wood flooring, radiator and downlights.

Bedroom

4.90m x 3.56m (16'0" x 11'8")
Window to rear overlooking garden, fitted wardrobes to two walls, radiator, neutral carpet.

Bedroom/Family Room

4.08m x 3.44m (13'4" x 11'3")
French doors leading to rear garden, radiator, Virgin Media TV point, neutral carpet.

Ground Floor Shower Room

Two obscure glazed windows to side, walk-in shower with mixer tap, rainfall shower head, glass shower screens and tiled surround, vanity unit with three drawers and bowl wash basin, and low-level WC. White porcelain tile flooring with underfloor heating, full-height heated towel rail.

First Floor Landing

Window to side, neutral carpet, potential for use as office space.

Bedroom

4.54m x 3.31m (14'10" x 10'10")
Window to front with views across horse fields, fitted wardrobes, neutral carpet and three eaves storage cupboards - one housing boiler and one housing cold water tank.

Bedroom

3.55m x 3.31m (11'7" x 10'10")
Window to rear with views across the South Downs, fitted wardrobes, built-in cupboard and eaves storage cupboard.

Family Bathroom

Obscure glazed window to side. White bathroom suite comprising semi-freestanding double-ended deep bath with central mixer tap and hand-held shower attachment, vanity unit with sink and mixer tap and cupboard below, low-level WC, heated towel rail and engineered oak flooring.

Garage

5.25m x 2.64m (17'2" x 8'7")
Electric door, gas meter and consumer unit, door to rear garden.

Garden

Sandstone paved patio area with built-in wood-fired pizza oven and door to garage, sleeper-retained wall with steps up to shed and further steps up to raised decked level, lawned area backing directly onto the South Downs.



- Detached Four-Bedroom Property
- Situated on the Edge of the South Downs National Park
- Large Dual Aspect Living Room
- Dual Aspect Kitchen/Breakfast Room
- Ground Floor Shower Room
- Family Bathroom
- Garage & Driveway with Off-Road Parking
- Ample Fitted Storage
- Rear Garden with Patio & Pizza Oven, Decked Terrace & Lawned Area
- Proximity to Rottingdean Village & Bus Routes to Brighton & Eastbourne

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	69
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **F**