

Rowan Way, Rottingdean, BN2 7FP

Approximate Gross Internal Area = 259.1 sq m / 2789 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 2789.00 sq ft

12 Rowan Way, Rottingdean, BN2 7FP

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Guide Price £1,250,000-£1,300,000
Freehold



12 Rowan Way, Rottingdean, BN2 7FP

*** GUIDE PRICE £1.25M-£1.3M ***

A striking detached bungalow comprising five bedrooms, five bathrooms and a self-contained one-bedroom annexe, having been extended and completely refurbished in 2022 and benefitting from tiled floors with wet underfloor heating system throughout on three zones and off-road parking for five cars.

Located in the historic village of Rottingdean and opposite the South Downs National Park with easy access to the local beach, the A27/A23 road networks and regular bus services to Rottingdean, Woodingdean and Brighton city centre.

The entrance vestibule has floor-to-ceiling storage cupboards housing the LOC security system and water softener and offers access to both the annexe to the right and the main residence to the left. Upon entering the main residence, you are greeted by a spacious entrance hall with access to the partially boarded loft housing the 'Ideal' boiler and water system. There are five double bedrooms - one currently used as a gym, three which have dressing rooms and four with an en-suite shower or bathroom - plus a family bathroom.

From the hallway, double doors lead you through to the generously extended open-plan living/kitchen/dining space where 8m-wide double glazed, powder-coated, aluminium bi-fold doors with integrated blinds provide level access into the rear garden and allow plenty of natural light into the property along with two crown skylights. The living area is ideal for hosting large-scale gatherings of friends and family, with surround sound system built-in to ceiling for entertainment. The kitchen is designed with a central island and Shaker-style kitchen units with Quartz work surfaces, inset electric hob, inset sink with Quooker tap, integrated appliances, space for a large American-style fridge/freezer and floor-level lighting to all units.

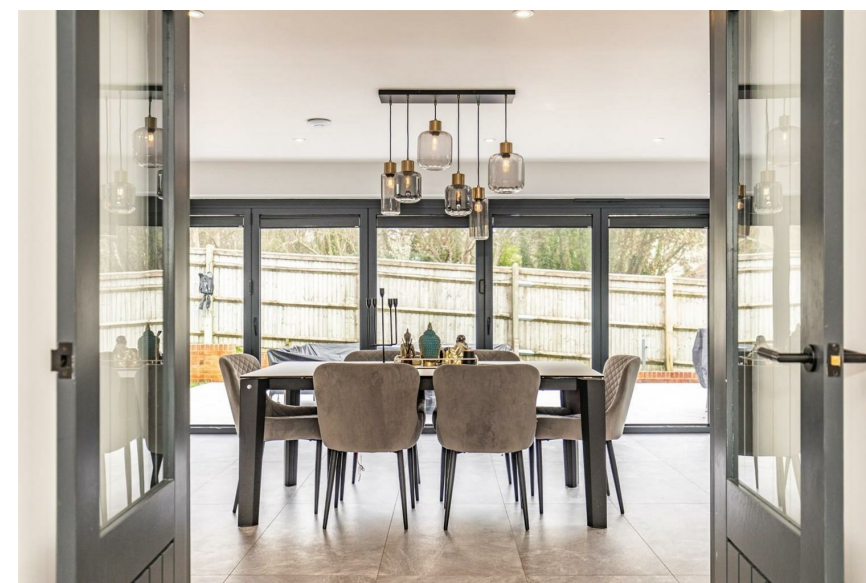
From the kitchen there is access to a separate utility room with matching floor-to-ceiling cupboards, worktop with stainless steel sink, space and plumbing for a washing machine and tumble dryer and a door to the rear garden.

Externally, the private rear garden has a level patio area with tile finish, plenty of space for outdoor entertaining, an area laid with AstroTurf, outside power and lighting, fenced boundaries and gated side access to the front of the property.

The self-contained annexe presents an ideal business opportunity, or would suit family members requiring separate independent living, comprising a dual aspect open-plan living room and kitchen with white units at eye and base level, worktop with inset sink and integrated appliances, and a double bedroom with en-suite bathroom and dressing room with access to a second boarded loft. Bi-fold doors from the living space open onto a private west-facing decked terrace with steps down to a lawn laid with AstroTurf.

Both the main residence and the annexe have their own security system, though the annexe could easily be utilised as part of the main residence to offer six bedrooms and six bathrooms in total.

Viewing of this unique property is highly recommended.



| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |
| | 76 | 82 |

Council Tax Band: **D**

- Detached Bungalow
- Extended & Renovated in 2022
- Five Double Bedrooms, Two with Dressing Rooms
- Four En-Suites Plus Family Shower Room
- Generous Open-Plan Living/Kitchen/Dining with 8m Bi-Fold Doors
- One-Bedroom Annexe with Dressing Room, En-Suite & Outside Space
- Underfloor Heating & Double Glazing Throughout
- Off-Road Parking for Five Cars
- LOC Security System
- Business Opportunity