

## Newlands Road, Rottingdean, BN2 7GD

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 140.2 sq m / 1509 sq ft

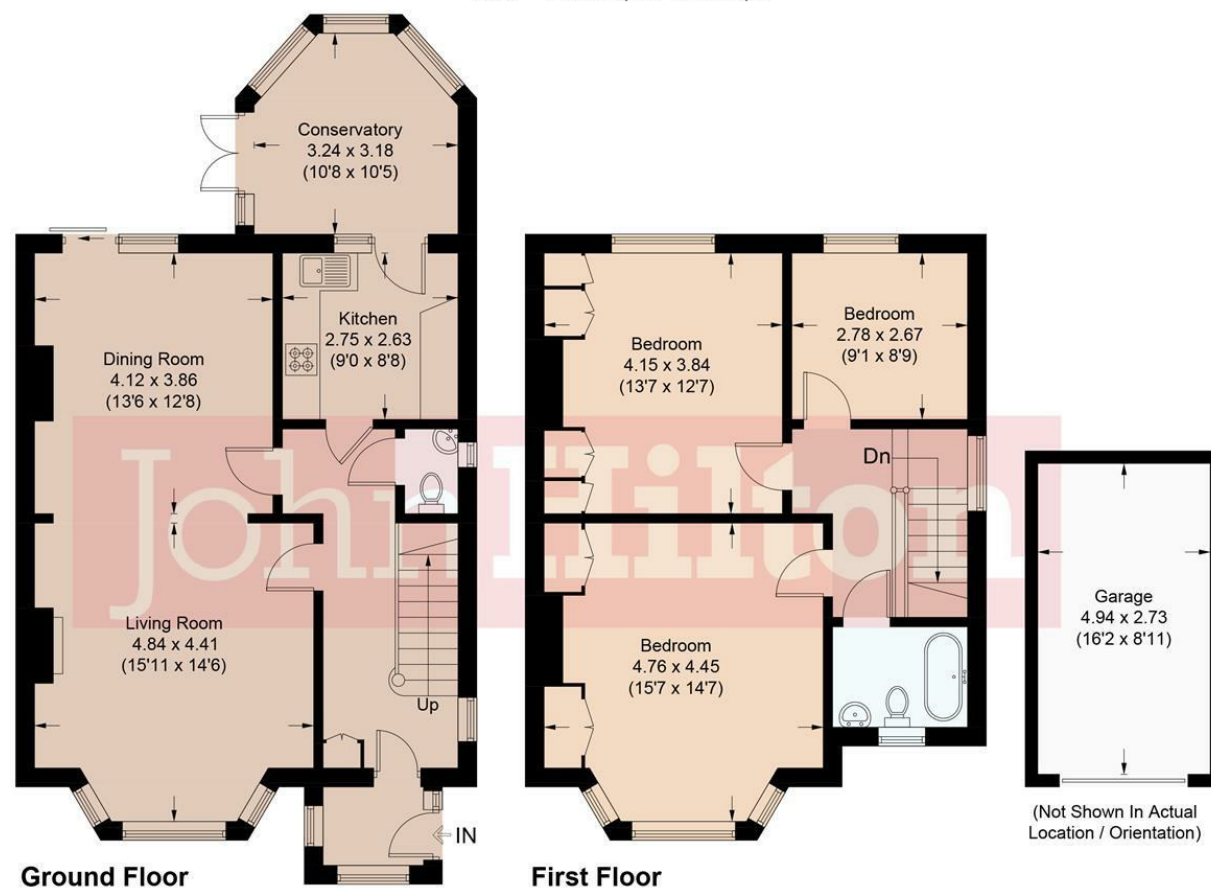


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1363.00 sq ft

18 Newlands Road, Rottingdean, BN2 7GD

To view, contact John Hilton:  
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**£895,000 Freehold**





## 18 Newlands Road Rottingdean, BN2 7GD

A detached 1930s three bedroom home in the centre of the historic Rottingdean village, with stunning views across the South Downs, direct views of Rottingdean Windmill and Westerly sea views. The property sits on an elevated plot with driveway and garage below, lawned and mature flower beds to the front and stepped access to either side, its elevated position offering privacy with uninterrupted views across the green opposite and rooftop views towards the village.

The original part-glazed panelled front door opens into a bright and spacious hallway with original Herringbone parquet floors which run throughout the ground floor, an attractive oak staircase with understairs cloakroom and storage cupboard, and a side window offering plenty of natural light.

Original panelled doors open into the dual aspect lounge-dining room that benefits from a bay window to the front and sliding doors onto the rear patio. The kitchen has a range of flat-front base and wall units with steel handles, integrated appliances including a four-ring gas hob, double oven and stainless steel extractor hood, and a double glazed door onto the vaulted conservatory with low walls, tiled floors and double doors opening onto the rear patio area.

The first floor galleried landing is bathed in light from the Southerly elevated window and provides access to the three bedrooms, two of which look out over the mature rear garden that extends in excess of 100 feet, while the main bedroom with its bay window takes advantage of the Westerly coastal and South Downs views.

The rear garden rises via steps from the patio to a mainly lawned level garden with mature shrubs and hedge border, which leads to a further section that was once the owner's vegetable garden and takes full benefit of its sunny position.

The property has been granted planning to extend up and out to create a modern five-bedroom home in a stunning location, close to Brighton city centre and mainline station (Ref: BH2024/00761).

Situated just a 5-minute walk from the High Street where you will find an array of traditional pubs, independent shops, tea rooms and beauty salons, along with amenities including convenience stores, a butcher, dentist and Post Office, with access to Rottingdean Beach and the undercliff walk which takes you all the way to Brighton Marina. Brighton's city centre with mainline railway links to London and Gatwick Airport is just 4.4 miles away and can be reached within a 10-minute drive along the coast road, and there are excellent bus services from Rottingdean every 10 minutes.



- Detached House
- Stunning Sea & South Downs Views
- Original Period Features
- Three Bedrooms
- Double Glazing
- Village Location
- Garden in Excess of 100ft
- Planning Consent (BH2024/00761)
- Private Driveway & Garage
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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: E