

JohnHilton

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Est 1972



Ground Floor



Floor 1



Floor 2



Total Area Approx 1142.00 sq ft

3 Winton Cottages, Falmer Road, Rottingdean, BN2 7FJ

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Guide Price £500,000-£525,000
Freehold

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Entrance Hall

Panelled front door to hall with wood-effect flooring, inset downlights and stairs to the first floor.

Living/Dining Room

6.85m x 2.99m (22'5" x 9'9")

Dual aspect room with wood-effect flooring, underfloor heating, inset LED downlights and understairs storage. A double-glazed bay window to the front, French doors leading out to the rear garden and a glazed door to:

Kitchen/Breakfast Room

3.63m x 2.84m (11'10" x 9'3")

Dual aspect room with shaker style base and wall units along with quartz worktops and matching upstand, mixer tap, 5-ring 'Rangemaster' oven and hob with oven, grill, extractor and glass splashback, integrated dishwasher and fridge freezer plus a utility room with a sink and space and plumbing for washing machine and dryer. Tiled flooring and part-tiled walls up to dado height as well as a double-glazed window with westerly views over the garden and The Downs.

First Floor Landing

Galleried landing with inset downlights and cupboard to house the hot water tank, door to second floor staircase with inset swivel down lighters, neutral carpets and low-level light to stairs.

Bedroom

3.62m x 2.81m (11'10" x 9'2")

Dual aspect with westerly views and inset downlights along with two UPVC double-glazed sash windows.

Bathroom

Modern bathroom suite with fully tiled walls and floor and double-glazed sash window to side. Freestanding double-ended bath with central wall mixer tap and shower apparatus, separate single quadrant shower cubicle with sliding glass doors, thermostatic shower with rainfall shower head and separate hand-held shower on riser, low-level WC and wall-mounted wash basin with mixer tap. Inset downlights and modern vertical radiator.

Bedroom

4.75m x 2.51m (15'7" x 8'2")

Bay window to front with UPVC double-glazed sash windows, inset downlights and neutral carpet.

Second Floor Galleried Landing

Leading to:

Main Bedroom

4.91m x 4.77m (16'1" x 15'7")

Dual aspect with UPVC sash window to front offering views to the South Downs and obscure glazed window to rear, dressing area with a range of modern flat-front wardrobes with an American Red Oak feature trim, chrome handles and shelf and hanging storage. Inset downlights, BT point, radiator and door to eaves storage areas.

En-Suite Shower Room

Part-tiled walls with Velux window. Double shower with rainfall shower head and separate hand-held attachment on riser, WC with concealed cistern, vanity drawer unit with sink and mixer tap. Radiator with integrated towel rail, feature tiled floor, extraction and inset downlights.

Rear Garden

Decked area with steps down to an arched walkway with rose and clematis climbers. Patio area and westerly aspect sunny garden, lawned with mature shrubs and fenced border with rear gate leading onto Court Ord Road. Concealed dustbin area and garden shed storage, outside lighting, outside tap and power.



*** GUIDE PRICE £500,000-£525,000 ***

Attractive flint fronted mid-terrace, three bedroom house. This modern home offers spacious accommodation over three floors with an attractive walled front garden. The entrance hall opens onto a dual aspect through lounge/dining room with bay window with views to open fields at the front and French doors out to the attractive westerly garden to the rear. The kitchen is just off the living area and has views over the garden and a separate utility room. The first floor comprises two good sized bedrooms sharing a modern family bathroom, whilst on the second floor you have a spacious main suite with a dual aspect, dressing area with built-in wardrobes and en-suite shower room.

Located within a short walk of Rottingdean Village with its array of boutique shops, pubs and eateries. Being just 0.7 miles from the beach and a 15-minute drive from Central Brighton, the area is served by a regular bus service into the city centre and mainline train station whilst Falmer Road connects with the A27/A23 road networks.

- Flint-Fronted Modern House
- Three Bedrooms
- Two Bathrooms
- Utility Room
- Westerly Garden
- Views to Downs
- Double Glazing
- Presented in Good Decorative Order
- Short Walk to Village & Beach
- NO ONWARD CHAIN

Council Tax
Band: **D**

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	77	86
EU Directive 2002/91/EC		



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