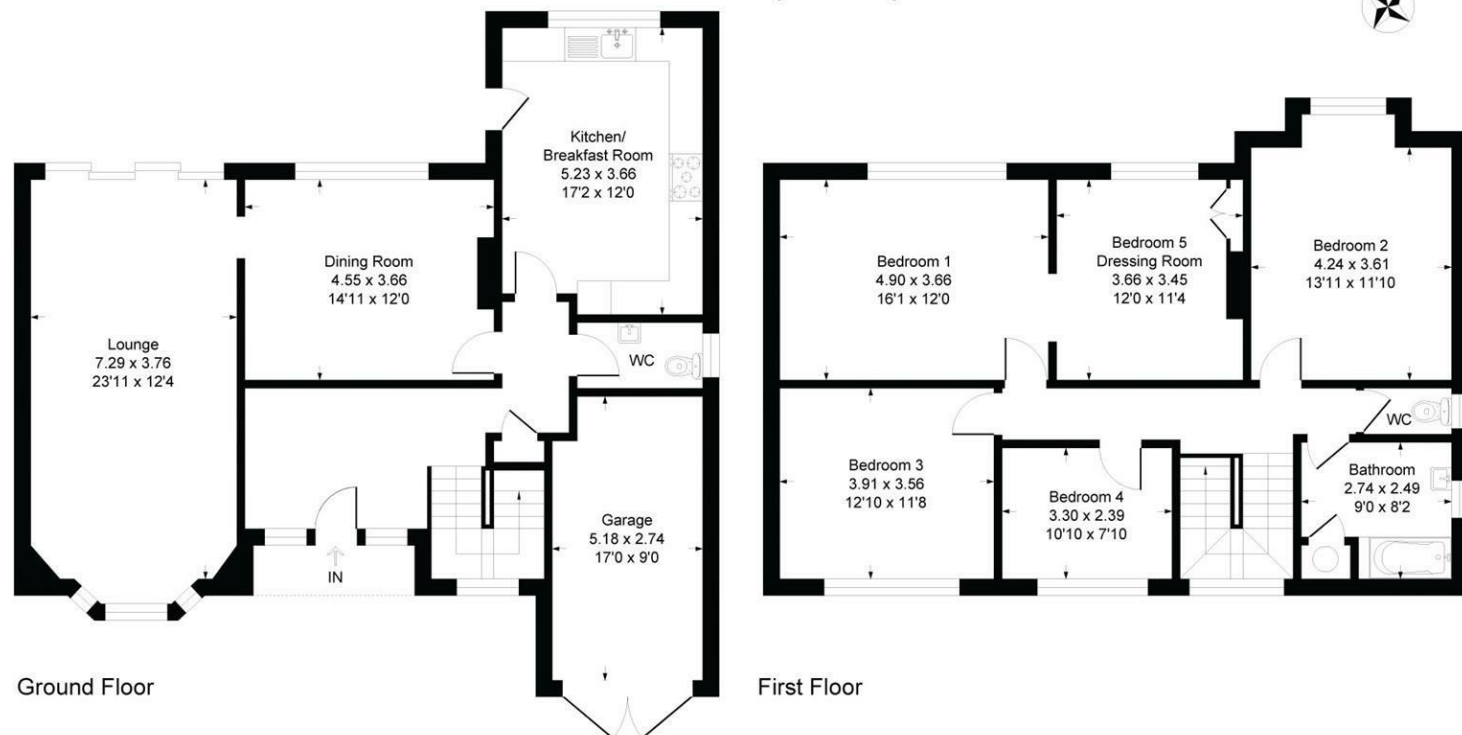


Dean Court Road, BN2 7DL

Approximate Gross Internal Floor Area = 179.96 sq m / 1937 sq ft

Garage Area = 13.98 sq m / 149 sq ft

Total Area = 193.80 sq m / 2086 sq ft



Total Area Approx 2086.00 sq ft

63 Dean Court Road, Rottingdean, BN2 7DL

To view, contact John Hilton:
 52 High Street, Rottingdean, BN2 7HF
 132-135 Lewes Road, Brighton, BN2 3LG
 01273 608151 or sales@johnhiltons.co.uk

£825,000 Freehold

63 Dean Court Road Rottingdean BN2 7DL

A charming, detached, Tudor-style home located on the sought-after Dean Court Road in Rottingdean, just a short walk from the village green and pond and with ease of access to the South Downs, with spacious accommodation requiring improvement and modernisation.

The house is approached via a driveway with off-road parking, leading to the garage and a good-sized, well-established front garden laid to lawn with mature trees and shrubs. A generous entrance hall leads through to a kitchen/breakfast room at the rear, a convenient WC, dining room and spacious living room with sliding patio doors opening onto the secluded rear garden which is mainly laid to lawn with a paved patio area and flint-wall and fenced boundaries.

A turning staircase ascends from the entrance hall to the first floor where you have four double bedrooms, one of which has an adjoining dressing room with potential to convert into an en-suite or a fifth bedroom, alongside a family bathroom and a separate WC.

Rottingdean is a quintessential English village with an array of traditional pubs, tea rooms, independent shops and beauty salons, along with amenities including a butcher, greengrocer, hardware store, Post Office and convenience stores, as well as access to Rottingdean Beach and the undercliff walk which takes you all the way to Brighton Marina and beyond. With a variety of entertainment and activities that take place throughout the year, there are also riding stables, tennis courts and cricket/football grounds, all within walking distance.

This is a unique opportunity to acquire a period property with one of Rottingdean's most prestigious and desirable addresses, to restore, renovate and transform into a stunning family home.

Viewing of this characterful home is highly recommended.

- Charming Tudor-Style Detached House
- Desirable Location in Rottingdean Village
- Four Double Bedrooms
- Two Reception Rooms
- In Need of Modernisation
- Ground Floor WC
- Lawned Front & Rear Gardens
- Garage & Off-Road Parking
- Ease of Access to South Downs
- Proximity to Village & Amenities

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	
		78
	57	

Council Tax Band: **G**