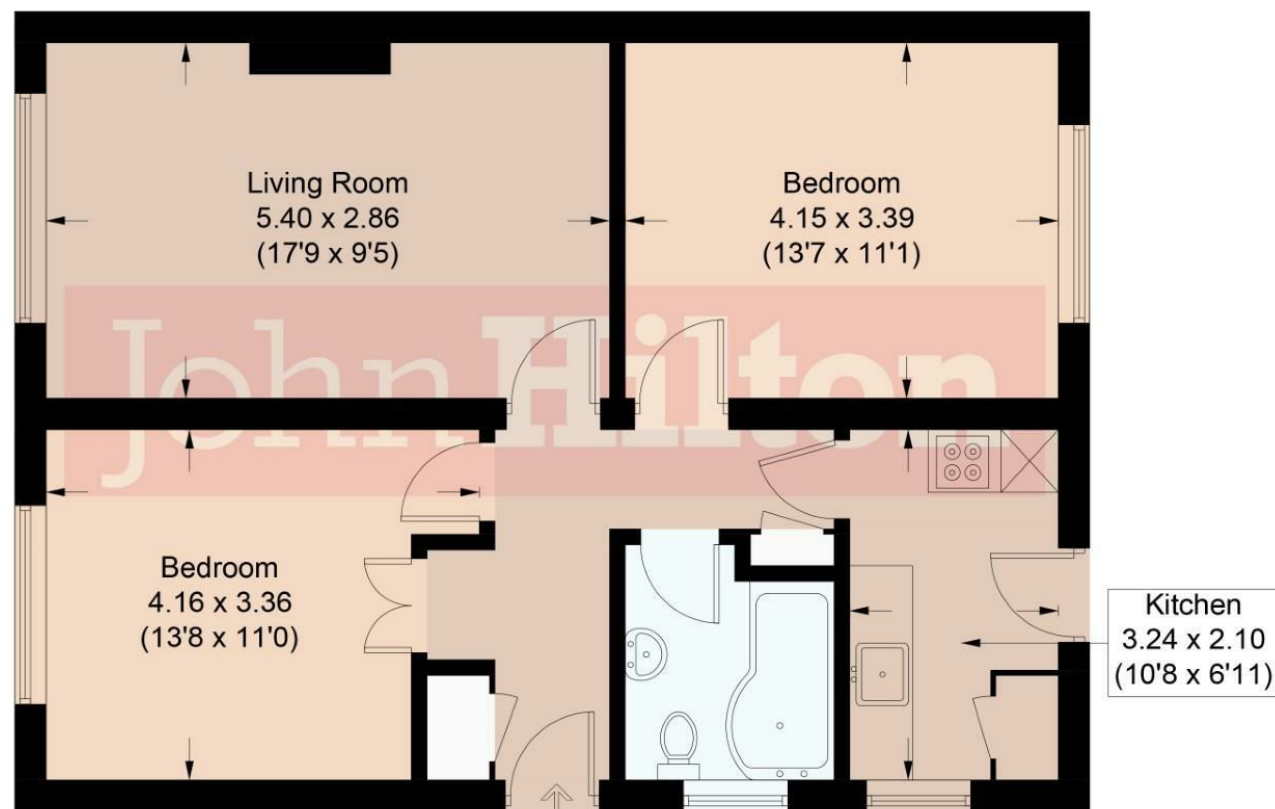


## Cownwy Court, Park Crescent, Rottingdean, BN2 7JB

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



**Ground Floor**

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



**Total Area Approx 738.00 sq ft**

**13 Cownwy Court, Park Crescent, Rottingdean, BN2 7JB**

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](mailto:sales@johnhiltons.co.uk)

**£285,000**

**Leasehold - Share of Freehold**





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# 13 Cownwy Court Park Crescent Rottingdean BN2 7JB

Well-appointed two bedroom ground floor apartment in the heart of the historic village of Rottingdean. The property is very well-presented throughout and comprises a spacious west-facing living/dining room, separate kitchen, two double bedrooms and modern bathroom, all in good decorative order. This apartment further benefits from a share of freehold and no onward chain.

The picturesque village of Rottingdean is located just off the South Coast Road, on the outskirts of Brighton, and offers a vibrant mix of independent shops, cafes, traditional and gastro pubs including the newly refurbished White Horses Hotel, amenities such as a butcher, greengrocer, dentist and Post Office, and two primary schools. The apartment is situated just moments from the beach and the popular undercliff walk which takes you all the way to Brighton Marina, and there are regular buses from the seafront into Brighton with its mainline station - perfect for commuters - and Eastbourne.

With easy access to the South Downs to the north of the village, as well as links to the A27/A23 road networks, this location is ideal for those wanting the village life while being only a 10-minute drive from the City.



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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	

Council Tax Band: **B**

- Ground Floor Apartment
- Purpose-Built Block
- Popular Location in the Heart of Rottingdean Village
- Two Double Bedrooms
- Spacious Living Room
- Separate Kitchen with Rear Access
- Modern Bathroom
- Close to Local Schools & Amenities
- Share of Freehold
- NO ONWARD CHAIN