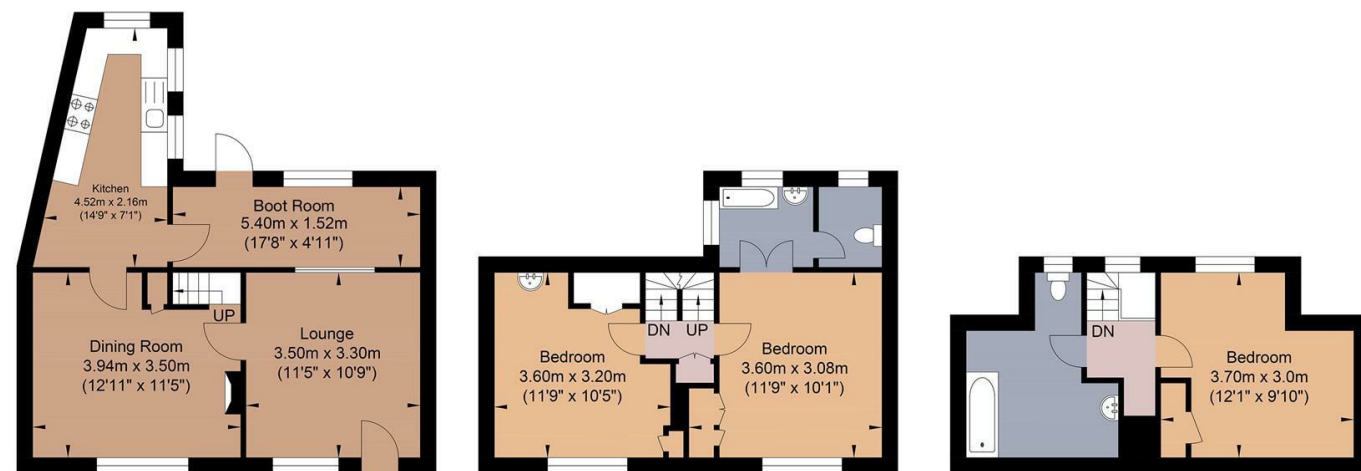


## High Street, Rottingdean



Ground Floor  
Approximate Floor Area  
461.98 sq ft  
(42.92 sq m)

First Floor  
Approximate Floor Area  
330.23 sq ft  
(30.68 sq m)

Second Floor  
Approximate Floor Area  
245.74 sq ft  
(22.83 sq m)

Approximate Gross Internal Area = 96.43 sq m / 1037.96 sq ft

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



Total Area Approx 1037.96 sq ft

33 High Street, Rottingdean, BN2 7HE

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
52 High Street, Rottingdean, Brighton, BN2 7HF  
01273 608151 or sales@johnhiltons.co.uk

**Offers In Excess Of £400,000**  
**Freehold**



### 33 High Street, Rottingdean, BN2 7HE

#### Approach

Timber panelled front door opening into:

#### Lounge

3.50m x 3.30m (11'5" x 10'9")

Single-glazed sash window to front with secondary glazed unit and radiator under. Wooden parquet flooring and single-glazed sash window to rear looking into boot room. Turning stairs ascend to first floor landing, opening through to:

#### Dining Area

3.94m x 3.50m (12'11" x 11'5")

Single-glazed sash window to front with secondary glazed unit and radiator under. Feature fireplace with inset gas fire (not tested), ornate surround with mantle over, wooden parquet flooring, low-level cupboard into alcove housing gas meter. Door to cellar and further door through to:

#### Kitchen

4.52m x 2.16m (14'9" x 7'1")

Window to rear overlooking rear garden, further single-glazed timber-framed windows to side. Fitted kitchen in traditional style comprising matching wall and base units to include display cabinets. Roll-edged work surfaces extend to include a single bowl sink with drainer and mixer tap. Space and plumbing for washing machine, dishwasher, freestanding electric cooker and tall standing fridge freezer. Twin directional ceiling spotlights, ceramic tiled floor and part-tiled surround.

#### Boot Room

4.40m x 1.52m (14'5" x 4'11")

Window to rear, single glazed sash window looking back into lounge, crazy paved floor, timber-panelled ceiling and door opening into:

#### Cellar

Storage area with running water, sink and light (not tested).

#### First Floor Landing

Double linen cupboard, stairs ascend to second floor with single glazed timber-framed window to rear, directional spotlights on track, door into second bedroom and further door through to:

#### Bedroom

3.60m x 3.08m (11'9" x 10'1")

Single glazed, timber-framed sash windows to front with secondary-glazed unit. Double built-in wardrobe and further single wardrobe, coved ceiling, exposed timber floorboards and obscured timber door with glazed side panels, opening into:

#### En-Suite Bathroom

Single glazed timber-framed window to side and rear, white bathroom suite comprising bath with Victorian style mixer taps and hand-held shower attachment, pedestal wash hand basin with mirror over and part-tiled surround and exposed timber floorboards.

#### Separate WC

Low level WC

#### Bedroom

3.60m x 3.20m (11'9" x 10'5")

Single glazed, timber-framed window to front with secondary glazed unit, radiator under. Built-in single wardrobe, further built-in double wardrobe, exposed timber floorboards and wash hand basin set onto vanity unit with cupboard under.

#### Second Floor Landing

Single glazed, timber-framed window to rear overlooking rear garden, recess with shelving, door through to bathroom and further door through to:

#### Bedroom

3.70m x 3.00m (12'1" x 9'10")

Single glazed, timber-framed window to rear overlooking rear garden, built-in single wardrobe and wash hand basin set into vanity unit with cupboard under.

#### Bathroom

Single glazed, timber-framed window to rear overlooking rear garden, 3-piece white bathroom suite comprising bath with Victorian-style mixer taps and hand-held shower attachment, pedestal wash hand basin and low level WC, part-tiled surround, radiator, and vinyl floor.

#### Courtyard

Crazy paved courtyard, dilapidated brick-built store (without roof) opening into:

#### West Facing Rear Garden

Approximately 40ft in length with flint wall to side and rear and secure gate to side. Predominantly laid to lawn with mature shrubs and trees.



Offered with no onward chain and boasting a prominent position on Rottingdean's historical High Street, we are pleased to be able to offer a wonderful opportunity to acquire this charming Grade II Listed flint-fronted character cottage, which is arranged over three floors with an additional cellar. This attractive property retains much of its original charm but requires general updating throughout. Well-arranged and spacious accommodation includes two receptions, three double bedrooms, large kitchen, boot room, en-suite bathroom to the master and a fantastic, quiet, west-facing, circa 40ft wall-enclosed rear garden with side access. Nestled between the sea and the South Downs amongst an array of traditional pubs, independent shops, tea rooms and beauty salons, yet within 5 minutes' drive along the coast into central Brighton.

- NO ONWARD CHAIN
- Village Heart Position
- Grade II Listed
- Flint Stone Fronted Cottage
- Two Receptions
- Three Double Bedrooms
- En-Suite Bathroom to Master
- Cellar
- Good Sized Rear Garden
- Requiring Updating

Council Tax Band: **D**