

Marine Drive, Rottingdean



Approximate Gross Internal Area = 131.66 sq m / 1417.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1417.17 sq ft

Apt 3, West View, 99 Marine Drive, Rottingdean, BN2 7GE

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

£870,000

Leasehold - Share of Freehold



Apt 3, West View 99 Marine Drive Rottingdean, BN2 7GE

DUPLEX APARTMENT NO. 3
1ST & 2ND FLOORS

A stunning development of four luxury apartments in the idyllic village of Rottingdean, all with sea-facing terraces, panoramic views, underfloor heating, allocated parking, and lift access to all floors.

With its quintessential high street and beach front, Rottingdean is nestled between the South Downs and the seafront on the outskirts of Brighton & Hove. The high street has plenty to offer from pubs, restaurants and independent cafes and tea rooms, to a good selection of shops including post office, butcher, antiques, beauty salons and an excellent greengrocer/delicatessen. Brighton College and Roedean Schools are both within easy reach, as are good state schools.

The two duplex penthouse apartments - Apt 3 and Apt 4 - have three/four bedrooms, one/two receptions, two bathrooms, balconies and wrap-around terraces. The main bedrooms have en-suite shower rooms and the kitchens are finished to a high specification with Quartz work surfaces and Neff appliances. The floor-to-ceiling bi-fold doors bathe the apartments in light and draw the eye out to sea.

Each apartment is to be sold with a 25% share of the freehold and, once all occupied, the owners will be able to set their own maintenance which should be minimal due to the nature of the build, i.e. coloured rendering, powder-coated window frames, soffits, fascias and downpipes, plus the ten-year Build-Zone Guarantee.

Please contact John Hiltons to request a full brochure.



- Duplex First & Second Floor Apartment with Three/Four Bedrooms, Balcony & Terrace
- Ground Floor Apartment with Two Bedrooms, Front Terrace, Rear Patio & Garden
- Lift Access to All Floors
- Triple Glazed Bi-Fold Doors to Front
- Double Glazed Windows to Side & Rear
- Neff Integrated Appliances
- Underfloor Heating Throughout
- Allocated Parking & Storage Room
- Share of Freehold with New 999-Year Lease
- 10-Year Build-Zone Guarantee

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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:
New Build