

## Marine Drive



Approximate Gross Internal Area = 116.49 sq m / 1253.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1253.88 sq ft

'Eastwards', 139 Marine Drive, Rottingdean, BN2 7GU

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**Guide Price £725,000 - £750,000**  
**Freehold**





**139 Marine Drive, Rottingdean, BN2 7GU**

**\*\* Guide Price £725,000 - £750,000 \*\*** An attractive two bedroom detached house occupying an enviable corner plot in a coastal location with stunning views of the English Channel. Set back and slightly raised at the front, the property is accessed from Little Crescent with garage and off-road parking to the rear. Immaculately presented interior and lots of natural light, particularly from the side and front; the sun terrace and large balcony really embrace the essence of coastal living, both with 180 degree sea views. Scope to extend and enlarge (subject to usual consents). Sought after position within a short stroll to the beach and historic village high street, where a variety of local shops, cafes and pubs/eateries can be found. Easy access by car or bus along the coast into central Brighton. Would make an ideal weekend retreat by the sea and also suit those looking to downsize to the coast. Sold with no onward chain.



**Approach**  
Accessed via Little Crescent with paved footpath to front entrance and raised planters with mature shrubs and infilled with pea shingle.

**Front Garden**  
Raised from road level, infilled with pebbles with mature shrubs, and walled boundaries. Generously sized raised decked sun terrace overlooking the English Channel.

**Entrance Hall**  
Stairs to first floor, under-stairs storage cupboard, airing cupboard housing hot water cylinder and 'Vaillant' boiler.

**Kitchen/Dining/Living Area**  
5.92m x 5.92m (19'5" x 19'5")

**Kitchen Area**  
Window to front overlooking the sea and window to side. Range of units at eye and base level, worktops with tiled splashbacks plus raised breakfast bar. 'Neff' double oven and induction hob with canopy extractor hood over. One-and-a-half bowl sink with mixer tap, integrated dishwasher and fridge freezer, cupboard with roller shutter.

**Living/Dining Area**  
Enjoys a triple aspect, French doors provide access to sun terrace at the front with floor to ceiling windows to each side.

**Ground Floor WC**  
Part-tiled walls, low-level WC, wash basin with mixer tap.

**Utility Room**  
2.38m x 1.29m (7'9" x 4'2")  
Butler sink with cupboard under, space and plumbing for washing machine, door to rear garden.

**Bedroom**  
4.25m x 3.97m (13'11" x 13'0")  
Dual aspect, fitted wardrobe with matching chest of drawers and dressing table.

**En-Suite**  
Fully tiled, shower enclosure with raised shower head, wash basin with mixer tap, low-level WC, radiator incorporating chrome towel rail.

**First Floor Landing**  
Large window with easterly views, eaves storage cupboard, access to loft space.

**Bedroom**  
4.19m x 3.69m (13'8" x 12'1")  
Sliding patio doors with access to large balcony with views of the English Channel. Fitted wardrobes with matching dressing table.

**Large Enclosed Balcony**  
With superb 180 degree views of the English Channel and coastline.

**Virtual En-Suite Bathroom**  
Velux window and part-tiled walls. Corner bath with waterfall mixer tap and extendable hand shower, and shower enclosure with raised shower head and tiled splashbacks. Floating wash basin with mixer tap, low-level WC with concealed cistern, bidet, radiator incorporating chrome towel rail.

**Rear Garden**  
Raised with pebble infill, timber sleeper retaining wall. Decked terrace with LED uplighters and water feature moat alongside. Small palm tree, various shrubbery, gated side accesses and door to garage.

**Garage**  
5.05m x 3.20m (16'6" x 10'5")  
Accessed from Little Crescent, tarmac driveway, electric roller door.



- Detached Two Bed House
- Corner Plot
- Coastal Location
- Garage & Off-Road Parking
- Balcony & Sun Terrace
- Two Bath/Shower Rooms (One En-Suite)
- Open-Plan Living
- Immaculately Presented
- Stunning Sea Views
- NO ONWARD CHAIN

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 69        |
| (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: **D**