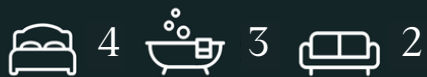




Challoners Close, Rottingdean

Guide price £950,000 - £1,000,000



Property highlights

- Within a short stroll of Rottingdean's historic high street
- Within walking distance of good schools
- Situated on a large corner plot
- Impressive entrance hallway with storage cupboards
- Four bedrooms with ample storage space
- Sunroom overlooking the garden
- Rear garden with decked stairs, patio, and seating area
- Side garden off the kitchen with a patio and grass
- Log-burner in the kitchen
- Off street parking



This detached family home in Rottingdean features four bedrooms, spacious living areas, and a private garden. Situated a short walk from amenities, it offers historical charm and natural beauty. Ideal for living in a picturesque village setting.

The property

Once a bungalow, this detached family home has been extended over the years to create a spacious four-bedroom house. Situated on a corner plot, with garden space on three sides of the house and a driveway, it is located on a road adjacent to the prestigious Dean Court Road in the historic village of Rottingdean.

As you enter the property you are met with a spacious hallway with several cupboards - including a place to store coats by the front door. Off the hallway is a bright living room, which leads into a sunroom overlooking the garden. On the ground floor, there are also two bedrooms, with substantial wardrobe storage space, and a family bathroom with underfloor heating. The bedroom at the front of the house has sliding doors that lead out into the garden.

At the side of the house is a spacious dual-aspect kitchen with sliding doors leading out to a patio with space for a table for al-fresco dining. The modern wooden kitchen boasts a centre island with bar stools, a Stoves double oven, and an American-style fridge/freezer. There's also a large log burner with a space for seating in front.



This property has grown with its current owners into a lovely family home. Located in the heart of Rottingdean, which has a welcoming community feel, it is well-situated close to everything you need.

Abi Radford, CMO & Co-Founder at Number Twenty Four



The property continued...

The first floor offers views over the rooftops of Rottingdean and across to the iconic Rottingdean Windmill, which stands proudly on Beacon Hill Nature Reserve. The upstairs accommodation is shared between two bedrooms, one of which currently contains an office space (which could be made into an additional bedroom). There's also an en-suite bathroom, and an additional bathroom at the end of the hallway. Unique asymmetrical doors add character to the space, as well as practicality.

Outside, the private garden provides a sanctuary in the warmer months. Newly decked stairs lead down to a patio area perfect for outdoor seating. Beds provide a home for plants and a bar provides a space for entertaining friends and family.

This property is Freehold and the council tax band is F.











The area

Nestled along the East Sussex coastline, Rottingdean boasts a unique blend of history and natural beauty. The High Street, with its cafes, boutique shops, grocery store, and local butchers, is lined with charming cottages that lead to the village's centrepiece - a tranquil duck pond. Scattered throughout the village, traditional pubs offer a cosy respite, serving up delicious food and local brews.

Surrounded by scenic trails and the South Downs National Park, Rottingdean is well-situated for nature lovers. Beacon Hill Nature Reserve and Rottingdean Windmill are a short walk away from the property. The nearby seafront and Undercliff Walk offer breathtaking views of the coastline and white cliffs. Its proximity to Brighton, which is just a stone's throw away, provides easy access to city amenities. Rottingdean's allure lies in its quaint village charm, scenic walks, and proximity to both nature and urban delights.

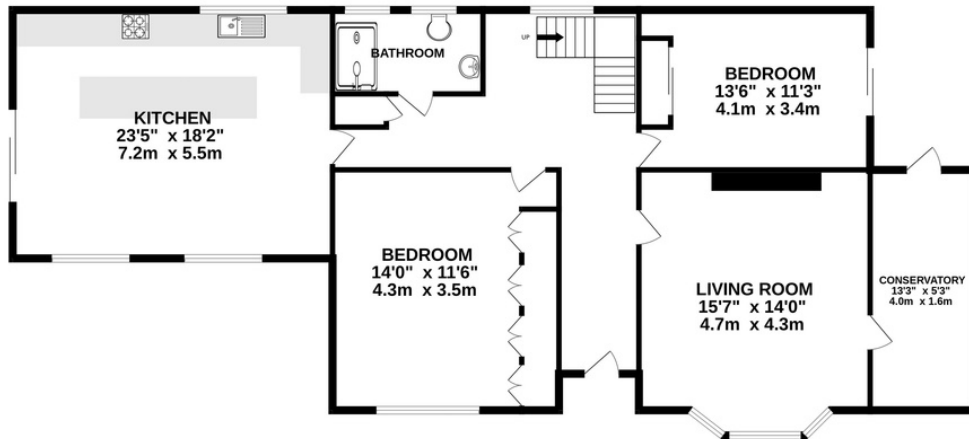
Schools

Apple Tree Nursery is a six-minute walk away and two good primary schools, St Margarets and Our Lady of Lourdes, are both a seven-minute walk away. The nearest secondary school is Longhill High School, which can also be reached on foot. Local independent schools include Brighton College and Roedean.

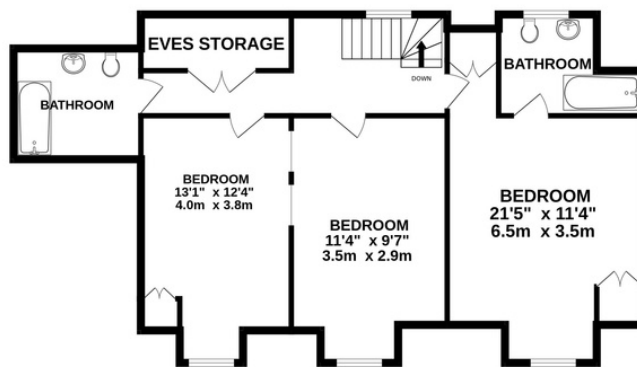
Transport links

Situated to the east of Brighton & Hove's city centre, this property is conveniently accessible via a fifteen-minute drive along the scenic A259 coast road. Additionally, it benefits from excellent transport connections, including a reliable bus service that whisks you to the city centre in under thirty minutes. The A27, reachable within a ten-minute drive, offers convenient access to destinations such as Lewes in the east, and further links to the A23, Crawley, and London to the north. Gatwick Airport can be reached in just forty minutes by car, while Heathrow Airport is a slightly longer journey of approximately an hour and a half.

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 2045sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2024.

Viewings are by arrangement only. Contact us and we will be happy to show you around.

01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

2

N^o.

4