



## Grand Crescent, Rottingdean

Guide price £1,100,000 - £1,200,000



### Property highlights

- Located on a highly desirable road in Rottingdean
- Stunning views of the sea and across to the Downs
- Beautifully renovated to a high standard
- Four/five double bedrooms
- State-of-the-art kitchen with island
- Principal suite with Juliet balcony, sea views, and freestanding bath
- Decked terrace overlooking the garden
- Versatile garden office
- Self-contained Annexe with private entrance, which achieves £800 pcm
- Off-street parking



Guide price £1,100,000 – £1,200,000. This luxury family home is located on a desirable road in Rottingdean and offers versatile and stylish living. Boasting stunning sea views, a principal suite with a freestanding tub, a private Annexe, and a terrace – it is truly special.

#### The property

Set back off the coast road and within a ten-minute walk of Rottingdean High Street, Grand Crescent is a highly desirable location in Rottingdean. This luxurious detached home, with stunning sea views, offers fantastic versatility and has a stylish self-contained annexe, which generates an income of over £800 per month.

As you approach the house, you're met with a fresh white facade, with unique cladding detailing, and a resin driveway. To the left is the modern, and well-thought-out, self-contained annex. Small but perfectly formed with all the mod-cons you could need including a stylish wetroom, it has its own entrance making it perfect for guests, family, or as an additional income stream. To the right, is the front door, which is housed in a stylishly clad entrance porch.

As soon as you walk through the front door you're drawn to the bright open-plan kitchen/dining room. This space is the hub of the house and is perfect for entertaining friends and family. A contemporary grey shaker-style kitchen wraps around the walls and a central island, with a butler sink and bar stools, takes centre stage. Housing state-of-the-art appliances there's a double Smeg range cooker, integrated dishwasher, and a Fisher & Paykel fridge/freezer. Light blue geometric tiles add a touch of colour, and industrial-style pendant lights finish the space off.

In the dining area, where the sea can be seen from the banquet seating, bi-fold doors open up to the terrace which has a modern grey decking and space for a table and chairs, and loungers.

The south-facing garden is beautifully landscaped and very low-maintenance. Steps lead down to an artificial lawn, with plenty of space for children to play. An office space at the end of the garden is an excellent addition and can be utilised in so many different ways.

Also on the ground floor is a cosy living room, dubbed the 'snug' by its current owners, a downstairs cloakroom, and a practical utility cupboard under the stairs.

Stairs lead to the carpeted first floor, where you'll find three bedrooms and the family bathroom. The largest of the bedrooms sits at the front of the house, and its curved bay window has views down to the village and over the Downs. Next door, the second bedroom is neutrally decorated and has practical built-in storage around the bed. The third bedroom sits at the back of the property overlooking the garden and has views out to sea. Also with built-in storage, this bedroom has a modern en-suite shower room. The family bathroom is immaculate with a double walk-in shower enclosure, a white suite, and stylish marble effect tiles with underfloor heating.

On the second floor, peacefully situated away from the rest of the house, is the stunning principal suite. With far-reaching sea views from the Juliette balcony, a freestanding bath, and a dressing area - it is the dream bedroom. Built-in wardrobes with mirrored doors and eaves access add practical storage solutions.

## Additional property information

- Property type: Detached house
- Tenure: Freehold
- Council tax band: F
- Annexe generates over £800 pcm in additional income

## 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 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.

## Transport links

Situated 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 offering frequent and easy access to Brighton City Centre and the mainline railway station. 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.

## Schools

Apple Tree Nursery is a fifteen-minute walk away and two good primary schools, St Margarets and Our Lady of Lourdes are a ten-minute walk away. The nearest secondary school is Longhill High School, a seven-minute drive away. Local independent schools include Brighton College and Roedean.

## What we think

Offering contemporary living with beautiful design features, this family home is truly special. The principal suite, with its stunning sea views which can be enjoyed from bed, has to be seen to be believed.

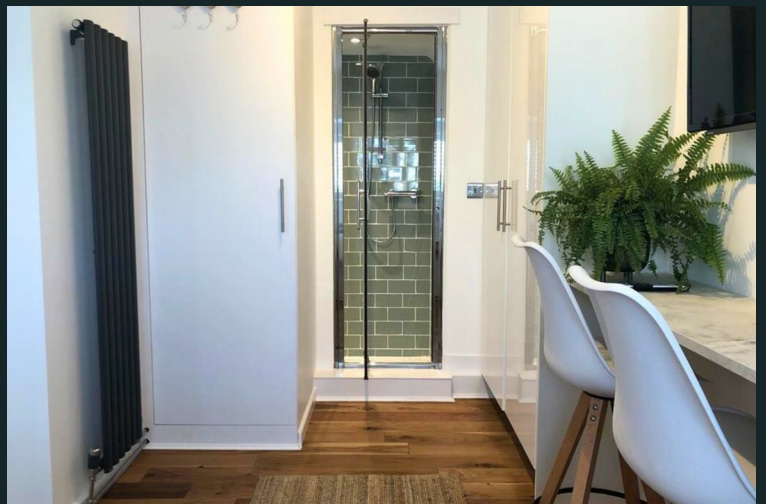
Abi Radford, CMO & Co-Founder at Number Twenty Four

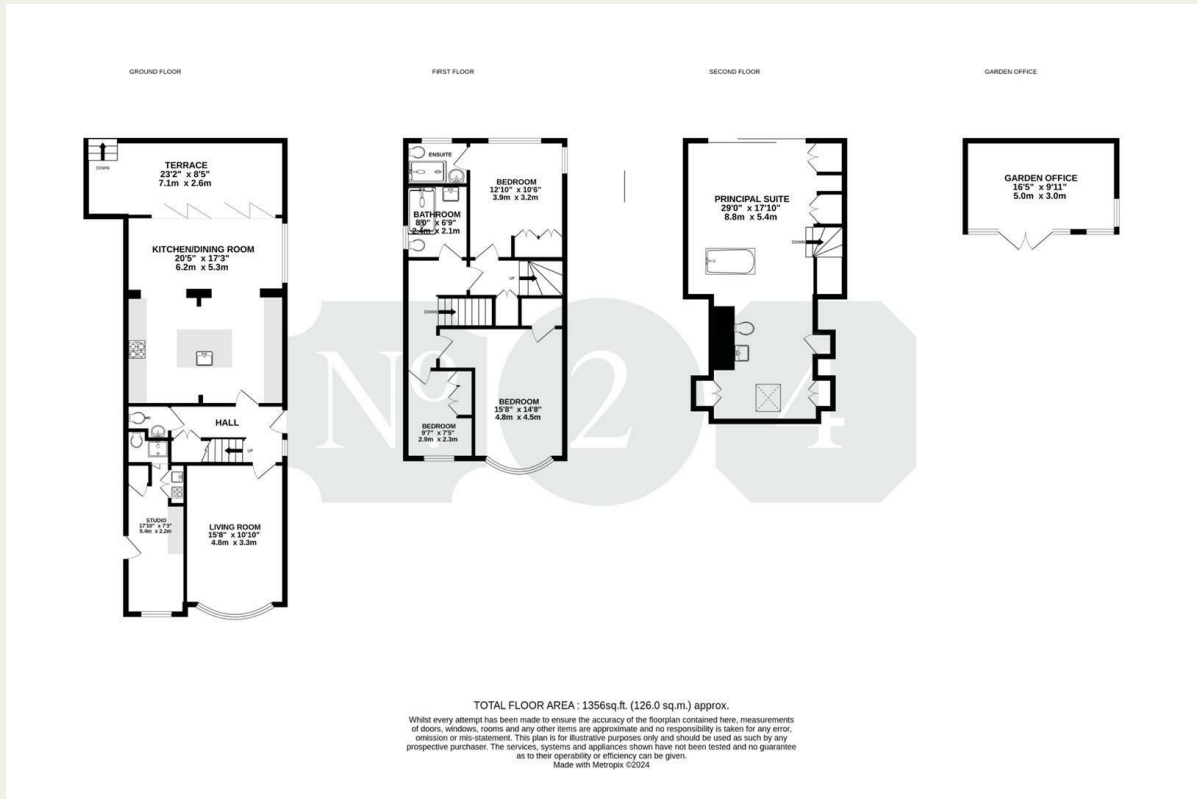












01273 670253  
 hello@numbertwentyfour.co.uk  
 numbertwentyfour.co.uk

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