



Bazehill Road, Rottingdean

Offers in excess of £1,000,000



Property highlights

- Beloved family home in the heart of Rottingdean
- A short stroll from the high street, beach, and South Downs
- Located in the catchment area of great schools
- Detached house situated on a spacious corner plot
- Carriage driveway with off-street parking and garage
- Modern family kitchen/breakfast room
- Five double bedrooms
- Four bathrooms and a downstairs WC
- Private wraparound garden with mature trees and plants
- Self-contained annexe with additional income potential



This detached five-bedroom family home is located in one of Rottingdean's most prestigious locations. The spacious house offers flexible accommodation on a large corner plot with a wraparound garden and garage. A self-contained annexe presents the opportunity for additional income.

The property

Once a nursery school called Milbourne House, this detached house has more recently been a beloved family home. It stands proudly on a spacious corner plot at the bottom of Bazehill Road, in the heart of Rottingdean. As you approach it, you're met with an idyllic carriage driveway and pretty brick and mock-Tudor frontage. You enter through a porch into a welcoming entrance hallway which leads you through to the main accommodation on the ground floor. In the hallway there's also a handy under-stairs storage cupboard and downstairs WC.

The living room is bright and spacious, with a bay window overlooking the neat lawn and shrubs at the front of the property, and has a stone feature fireplace with a coal effect gas fire. Double doors lead to a conservatory - a peaceful place to relax and enjoy the back garden views.

The spacious kitchen/breakfast room is located at the back of the house. Beige shaker-style cupboards provide ample storage space and soft yellow-panelled walls complement the rustic effect ocre wall tiles. Though country chic in style, the kitchen has all the modern appliances you could need including a split-level electric oven/microwave, gas hob, integrated dishwasher, freezer, and separate fridge/freezer. A door leads to a back porch and separate utility area with a door to the back garden.

A separate dining room, with a serving hatch to the kitchen, is also on the ground floor. This room offers flexibility and could be used in a myriad of ways - as a reception room, or additional bedroom.

Through the dining room is a versatile extension that could be transformed into a self-contained annexe with its own front entrance. Currently it has a kitchenette, shower room and bedroom and is the perfect space for a teenager or family member to tuck themselves away. A door leads to the carpeted and heated garage, currently used for storage and houses the recently replaced boiler that supplies the annexe. The hallway, dining room and annexe are fitted with quality engineered wood flooring.

Upstairs are four double bedrooms, one of which is currently being used as a study, and a family bathroom. The principal bedroom, which has views of the iconic Rottingdean Windmill, has fitted wardrobes and a recently remodelled ensuite shower room with a storage/walk-in wardrobe. The second largest bedroom has wall-to-wall fitted wardrobes and an ensuite shower room. The family bathroom is designed with blue and grey tiles and has a bath with a shower over, a vanity sink and an airing cupboard. On the landing, a loft hatch with a ladder provides access to the boarded and insulated loft space and large, recently-repositioned water tank.

This property is impressive not only for its spacious interior but also for its outdoor space. The rear and side gardens are mainly laid to lawn and there's an impressive sycamore tree, hedge and flower and shrub borders providing privacy and a pretty outlook. There are two storage sheds and space for an outdoor table and chairs and BBQ.

Additional property information

- Property type: Detached house
- Tenure: Freehold
- Council tax band: G
- Self-contained annexe with the potential to sublet for additional income

The area

Bazehill Road is a highly sought-after location, due to its excellent proximity to Rottingdean Village, the beach and the South Downs National Park.

Nestled along the East Sussex coastline, Rottingdean boasts a unique blend of history and natural beauty. The high street, with its cafés, 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. A track runs from the top of Bazehill Road offering panoramic vistas of the rolling hills and the sea. Beacon Hill Nature Reserve and Rottingdean Windmill are also a short walk from the property. The nearby seafront has popular bathing beaches, and the Undercliff Walk offers a popular route for walking or cycling to the Marina and into Brighton.

The village's 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.

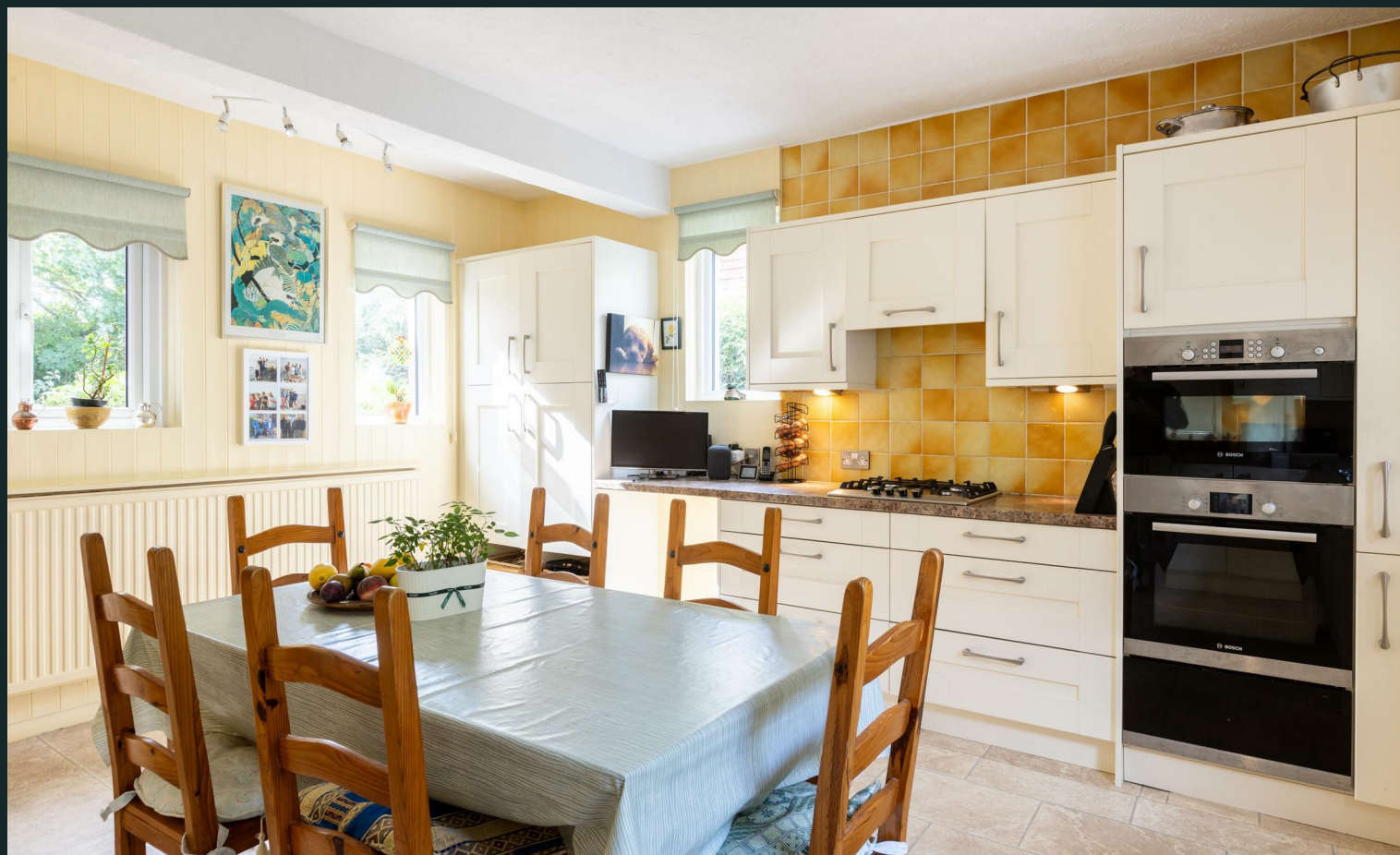
Schools

Two good primary schools, St Margarets and Our Lady of Lourdes are an eight-minute walk away. The nearest secondary school is Longhill High School, a three-minute drive away. Local independent schools include Brighton College and Roedean.

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.





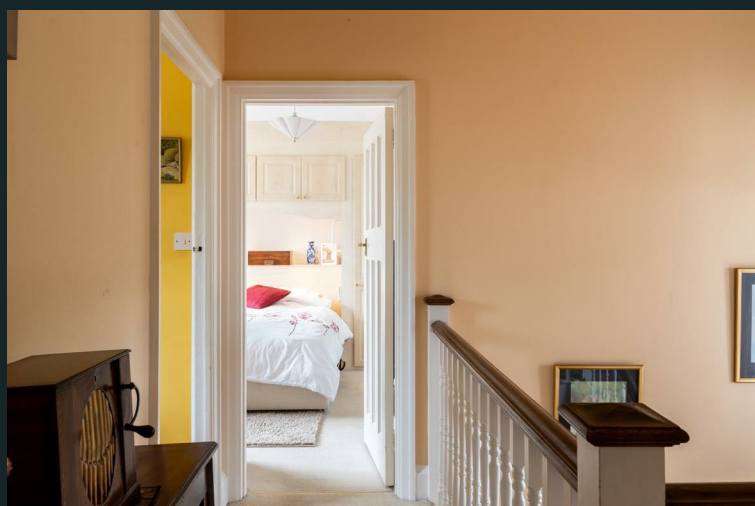


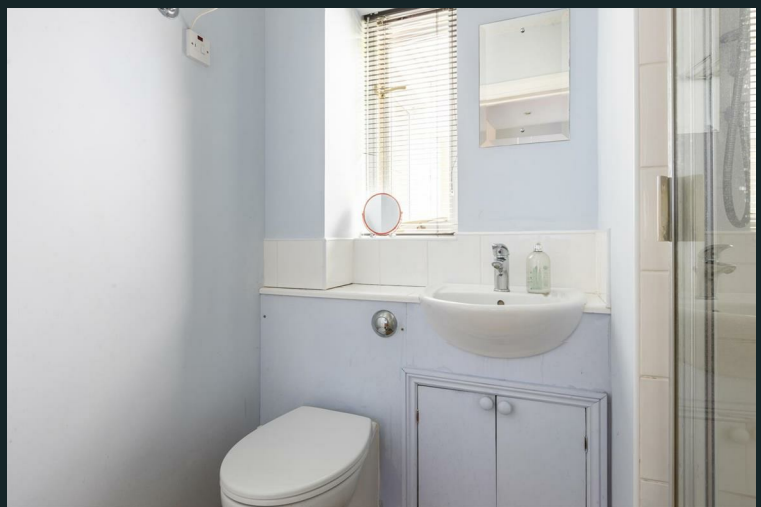






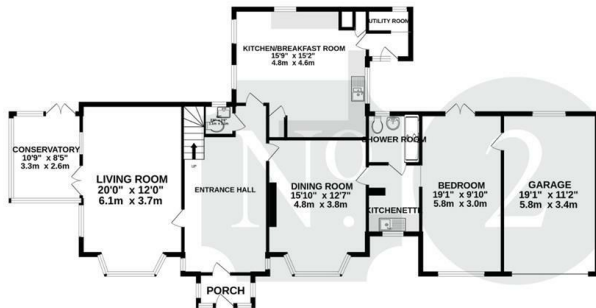








GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 2250sq.ft. (209.0 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.
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