



Royles Close, Rottingdean

Offers over £1,000,000



Property highlights

- Detached family home spanning over 2100 sq. ft.
- Sought after location in the heart of Rottingdean
- Stunning download and sea views
- Open-plan kitchen/living room with garden views
- Separate utility room
- Four spacious bedrooms with built-in storage
- Spacious family bathroom, two en-suite bathrooms and separate WC
- South-facing garden with patio terrace and lawn
- Garage with electric car charging point
- Driveway with off-street parking



Tucked away in a quiet cul-de-sac in Rottingdean, this 4-bed family home boasts open-plan living, a south-facing garden, underfloor heating, a garage with EV charging, and sea views.

The property

Nestled in a peaceful cul-de-sac in the historic village of Rottingdean, this beautifully presented four-bedroom family home offers a perfect blend of modern living and timeless charm.

Stepping inside, you're welcomed by a bright atrium-style entrance hall with soaring double-height ceilings and a staircase leading to the first floor. Double doors open to the heart of the home - a spacious open-plan kitchen, dining, and living area that stretches across the width of the house. Perfect for family life and entertaining, this inviting space flows effortlessly into a conservatory, where you can relax and take in the views of the sun-drenched, south-facing garden. The modest garden is a year-round suntrap, featuring a patio terrace, a lawn area, and a storage shed, with side access to the front of the property.

The modern beige gloss kitchen is well-appointed with high-spec Bosch appliances, including a stacked oven and microwave, a five-ring gas hob, an integrated dishwasher, two wine coolers, a Quooker boiling water tap, and a waste disposal unit. A separate utility room houses the washing machine and offers additional storage, with direct access to the integrated garage.

Warm wooden flooring and underfloor heating flow throughout the ground floor, creating an inviting and comfortable space. A well-appointed guest bedroom with an en-suite shower room, along with a separate cloakroom, adds both convenience and flexibility for family and visitors alike.

Upstairs, the home boasts three well-proportioned bedrooms, including one currently used as a home office. The principal bedroom enjoys pleasant views of the cul-de-sac and benefits from expansive fitted wardrobes with hidden doors leading to an en-suite shower room. The second bedroom offers built-in storage and beautiful views over Rottingdean's rooftops towards the sea. A stylish family bathroom echoes the en-suite's contemporary design, featuring a vanity sink, modern tiling, and a full-sized bath with an overhead shower.

Externally, the property offers a paved driveway with off-street parking for two cars, while the integrated garage—equipped with an electric door and an EV charging point—provides additional secure parking and storage.

Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: F

Parking: Off-street for two cars

Garage: Space for one car

Heating: Underfloor heating on the ground floor, central heating by radiators on the first floor

The area

Tucked away off Dean Court Road in the historic village of Rottingdean, Royles Close enjoys an enviable position on the edge of the South Downs National Park, offering breathtaking landscapes right on your doorstep.

Nestled along the East Sussex coastline, Rottingdean is a village steeped in history and natural beauty. Its charming High Street is home to independent cafes, boutique shops, traditional butchers, and a well-stocked grocery store, all leading to the village's iconic duck pond. Cosy pubs and restaurants provide welcoming spaces to enjoy delicious food and local ales.

For those who love the outdoors, Beacon Hill Nature Reserve and the famous Rottingdean Windmill are just a short stroll away, as are miles of scenic walking and cycling routes across the Downs. The nearby seafront and Undercliff Walk provide spectacular views of the coastline and iconic white cliffs.

Despite its peaceful setting, Rottingdean offers excellent connectivity, with Brighton just a short journey away, providing the best of both tranquil village life and vibrant city amenities. With its idyllic location, stunning countryside backdrop, and easy access to the coast, Royles Close presents a rare opportunity to embrace the best of Sussex living.

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

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 five-minute drive away. Local independent schools include Brighton College and Roedean.

Property disclaimer

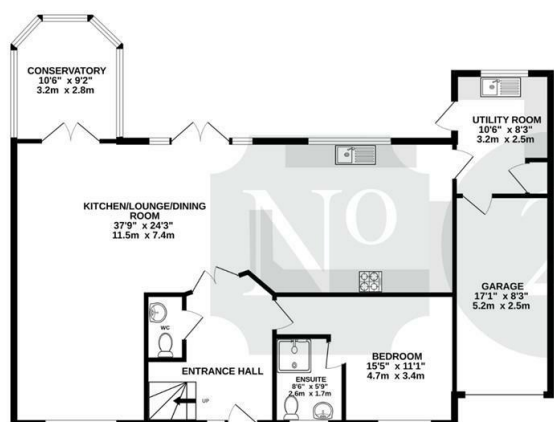
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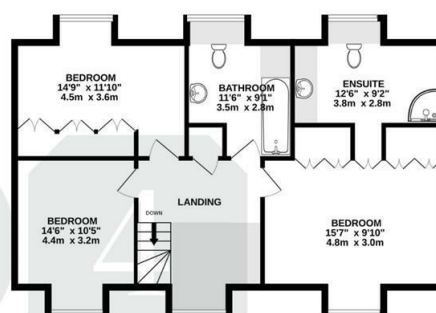




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 2140sq.ft. (198.8 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 is made for their condition, operation or performance.

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