



Dean Court Road, Rottingdean

Guide price £850,000 - £950,000



Property highlights

- Peaceful location near the top of Dean Court Road in Rottingdean
- Stunning rear outlook over protected fields and open countryside
- Fully accessible throughout, including internal lift to first floor
- Four bedrooms, with flexible layout to suit different needs
- Spacious, light-filled living room
- Stylish kitchen/breakfast room with bi-fold doors to garden
- Modern family shower room with double walk-in shower
- Landscaped front and rear gardens designed by a local landscaper
- Outbuilding with power – perfect as a home office or studio
- Off-street parking and garage



Guide price £850,000 – £875,000. Well-presented 4-bed chalet bungalow in peaceful Rottingdean, with landscaped gardens, lift to principal suite, and stunning views over open fields.

The property

Tucked away near the top of Dean Court Road – one of Rottingdean's quietest and most peaceful spots – this bright and beautifully maintained four-bedroom chalet bungalow has been thoughtfully designed to be fully accessible for wheelchair users, including a lift to the impressive principal suite upstairs.

From the moment you arrive, this home makes a great first impression. The front garden has been professionally landscaped by a local designer and is a real standout on the road – with a gently sloping pathway leading you through pretty planting up to a wide, welcoming front door.

Inside, the bright entrance hall connects all the main ground floor spaces. At the front, there's a spacious, light-filled living room – the perfect place to unwind with the family. Next door, the current dining room also works well as a fourth bedroom, with double doors opening from the hallway and the lift to the upper floor discreetly tucked in the corner.

The central hallway leads to a sleek, modern shower room, complete with a double walk-in shower, WC and basin. There's a smaller double bedroom, and a larger one that opens out to the garden through bi-fold doors – currently set up as a lovely second sitting room/guest room, complete with built-in wardrobes.

At the back of the house, the kitchen/breakfast room is a real highlight. There's space for a large dining table, perfect for mealtimes with a view, and more bi-fold doors open directly onto the garden. The kitchen itself is both stylish and practical, with wraparound units, integrated appliances and lowered worktops to ensure everything is within easy reach.

Upstairs, the principal suite makes the most of the views to both the front and rear of the home. This generous space is accessed via stairs or the internal lift and includes a walk-in wardrobe and en-suite bathroom. With the right permissions, there's scope to reconfigure this floor into multiple rooms, offering even more flexibility.

Outside, the rear garden has been designed to mirror the front – beautifully landscaped with a gently sloping path that winds its way up past seating areas to a lovely raised viewpoint, where you can take in the stunning open fields behind. At the top, there's an outbuilding with power – ideal as a home office, summerhouse or creative studio. Additional storage is provided by the garage at the front of the house.

Additional property information

- Property type: Detached chalet bungalow
- Tenure: Freehold
- Council tax band: F
- Parking: Off-street parking

The area

Dean Court Road is a highly sought-after location, due to its excellent proximity to Rottingdean Village as well as 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 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.

Schools

Two good primary schools, St Margarets and Our Lady of Lourdes are a twelve-minute walk away. The nearest secondary school is Longhill High School, a five-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.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.









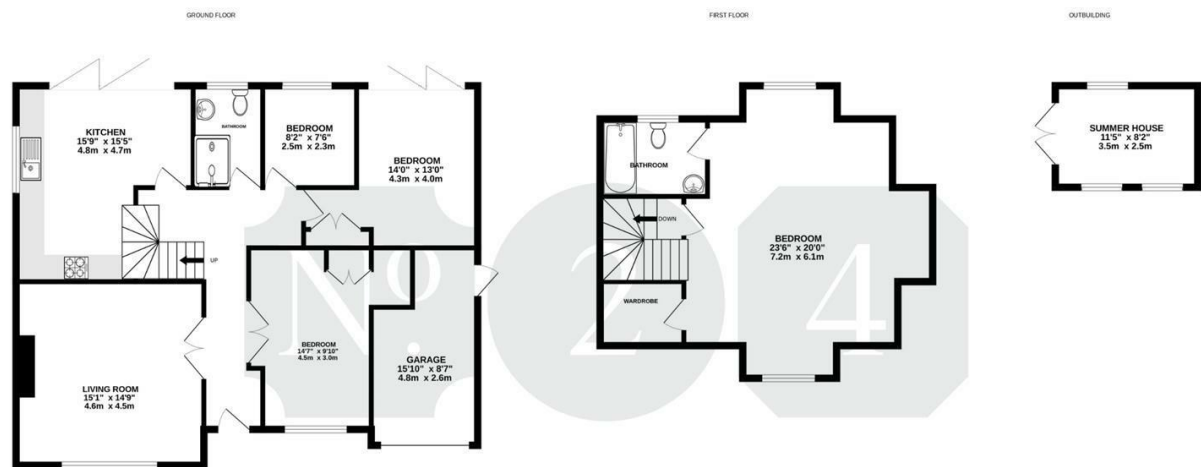












TOTAL FLOOR AREA: 1660 sq.ft. (154.2 sq.m.) approx.

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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