



# Royles Close, Rottingdean

Guide price £950,000



## Property highlights

- Immaculately presented four-bedroom house
- Desirable location in the heart of Rottingdean
- Far reaching sea views
- Four bedrooms, three with en-suite bathrooms
- Luxurious family bathroom
- Open-plan kitchen/living room
- Separate utility room
- Easy to maintain rear garden
- Paved driveway with off-street parking
- Garage



Guide Price £950,000 – £1,000,000. Tucked away on a quiet road in the heart of Rottingdean, this immaculate four-bedroom home has been recently refurbished to offer stylish, modern living perfectly suited to family life.

#### The property

Tucked away on a quiet road in the heart of Rottingdean, this immaculate four-bedroom home has been recently refurbished to offer stylish, modern living perfectly suited to family life. Neutrally decorated throughout, the interiors feel fresh and bright, with soft grey carpets in the bedrooms and light wooden flooring flowing through the main living spaces.

You're welcomed into a light-filled hallway where a striking wooden and glass staircase draws the eye upward to a double-height ceiling. At the top, two large Velux windows frame far-reaching views across Rottingdean and towards the sea.

The ground floor features two well-proportioned bedrooms—one with its own en-suite—offering flexibility as guest rooms, a snug, or home office space. A luxurious family bathroom that echoes the luxuriously modern style of all the bathrooms, also serves this level. At the rear of the house, the spacious open-plan kitchen/living room forms the heart of the home. There's ample space for dining beside double doors that open onto the garden, creating a seamless indoor-outdoor flow. The newly fitted kitchen is finished in crisp white with marble-effect worktops and includes integrated appliances, such as three stacked Bosch ovens and a dishwasher. A separate utility room adds convenience and provides access to the garage.

Upstairs, two generously sized bedrooms each benefit from en-suite bathrooms and enjoy views over the garden and out to sea. The principal bedroom also features a Juliette balcony with double doors—perfect for catching the morning breeze.

Outside, the low-maintenance rear garden offers a level lawn of artificial grass and a raised patio area—ideal for al fresco dining or simply enjoying the fresh air.



### Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: E

Parking: Off-street for several cars

Garage: Space for one car

### 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.

### 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.

### 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























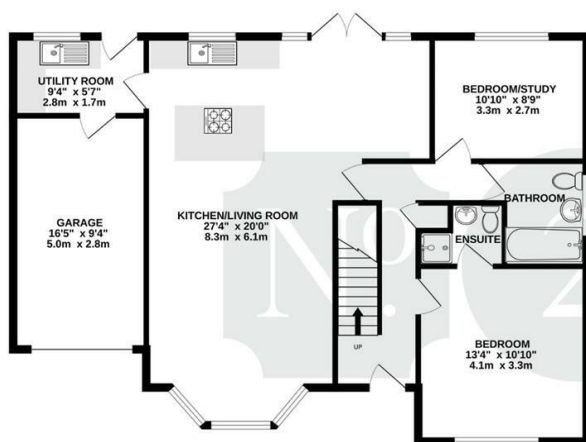








GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1690sq.ft. (157.0 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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01273 670253  
[hello@numbertwentyfour.co.uk](mailto:hello@numbertwentyfour.co.uk)  
[numbertwentyfour.co.uk](http://numbertwentyfour.co.uk)

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