

Welesmere Road, Rottingdean

Offers in excess of £1,500,000

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№24

Property highlights

- Detached family home spanning over 3300 sq. ft.
- Stunning sea views
- Sought after location in the heart of Rottingdean
- Open-plan kitchen/dining room with garden views
- Separate utility and laundry room
- Six spacious bedrooms with built-in storage
- Four modern bathrooms
- Beautiful gardens
- Separate self-contained annex
- Garage





Tucked away in Rottingdean is this expansive family home. Spanning over 3300 sq. ft. across three floors, it offers bright and flexible accommodation with stunning countryside and sea views.

The property
Tucked away on a peaceful cul-de-sac in the historic village of Rottingdean, this beautifully presented detached family home offers spacious and versatile accommodation across three floors. Designed for modern living, it also benefits from a separate one-bedroom annexe with its own kitchen and bathroom—perfect for multigenerational living, a holiday let, or rental opportunity.

A paved path leads through the well-kept front garden to the impressive front door, opening into a wide and welcoming entrance hallway. At the rear of the house, the heart of the home is a stunning open-plan kitchen/living space with underfloor heating and direct access to a lower patio—ideal for entertaining or family gatherings. The bespoke kitchen features cream cabinetry, black granite worktops, and a striking central island offering both storage and seating. To one side, a more formal dining area creates the perfect setting for family meals, while a cosy sitting room tucked just behind enjoys a peaceful outlook over the front garden. A separate utility/laundry room and a private study complete the ground floor.

Upstairs, the first floor opens with a large window framing far-reaching views of the sea and the offshore wind farm. There are five generously sized bedrooms on this level, two of which benefit from modern en-suite bathrooms. The principal bedroom overlooks the rear garden and features fitted wardrobes and a walk-in shoe cupboard. A stylish family bathroom serves the remaining bedrooms. A concealed staircase on the landing leads to a sixth bedroom in the eaves—a quiet retreat with its own wet room and breathtaking views across Rottingdean towards the sea, and the rolling fields of the South Downs National Park.

Outside, the rear garden is cleverly zoned to suit different needs and moods. A patio with a pergola provides an inviting dining space, while a lower lawn offers a great play area. A path winds through to the far end of the garden where a beloved climbing tree and play space once kept the children entertained. Two garden sheds and a smart annexe with a veranda sit at the rear boundary, enjoying views back towards the house. The garden is secure, with gated access to the front of the house, where you'll also find a private garage and driveway.

Additional property information
- Property type: Detached house
- Tenure: Freehold
- Council tax band: F
- Parking: Off street parking on driveway

The area
Welesmere 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.

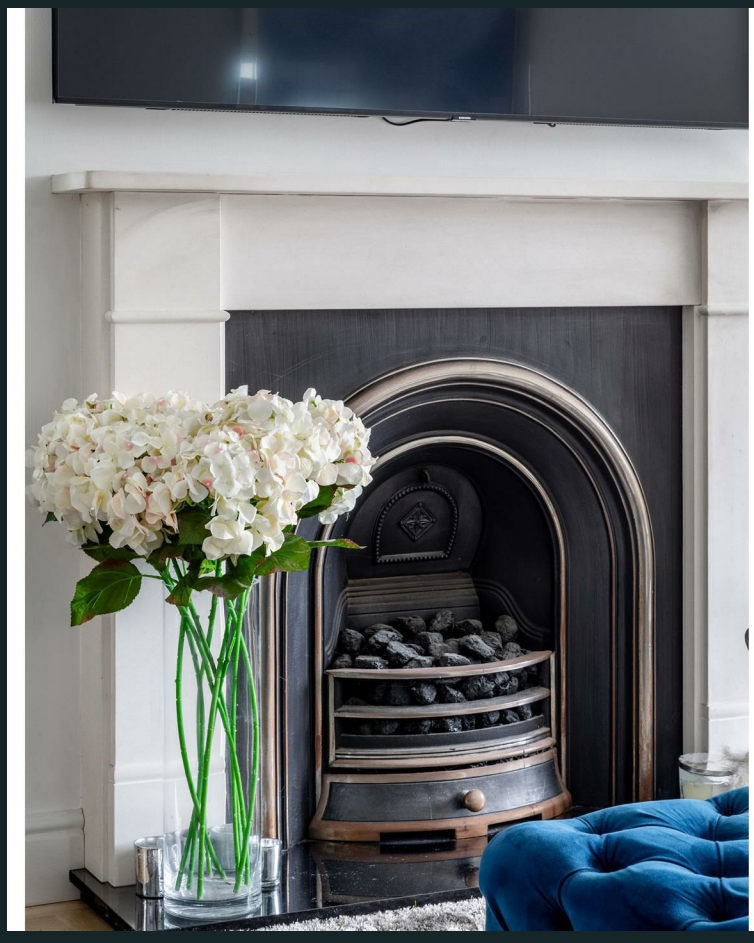
Surrounded by scenic trails and the South Downs National Park, Rottingdean is well-situated for nature lovers. Beacon Hill Nature Reserve and Rottingdean Windmill are a short walk from the property. The nearby seafront and Undercliff Walk offer breathtaking views of the coastline and white cliffs. Its 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.

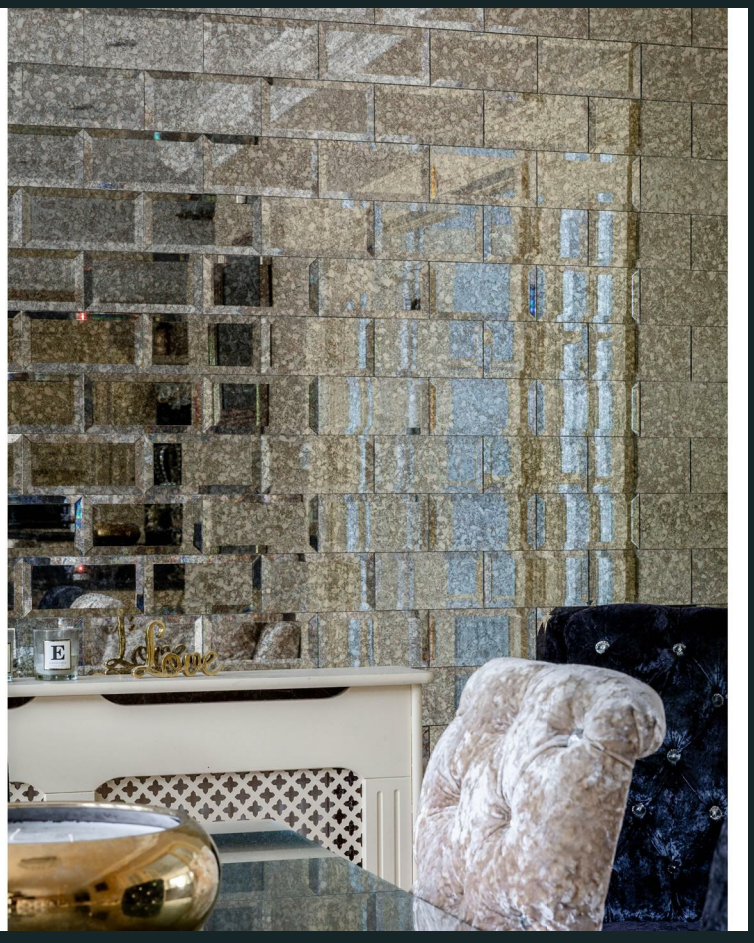
Schools
Two good primary schools, St Margarets and Our Lady of Lourdes are a twelve-minute walk away. The nearest secondary school is Longhill High School, a five-minute drive away. Local independent schools include Brighton College and Roedean.

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.



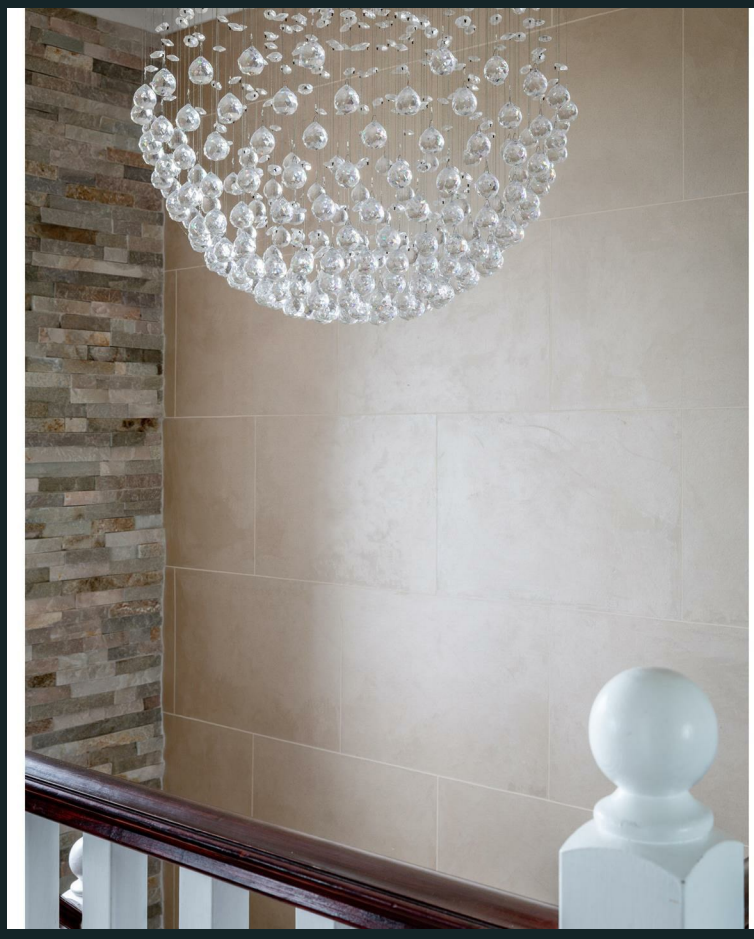

























Dior












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TOTAL FLOOR AREA : 3322sq.ft. (308.7 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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