



# Rowan Way, Rottingdean

Guide price £575,000 - £600,000



## Property highlights

- Detached four-bedroom family home in Rottingdean
- Around 1,575 sq. ft. of bright, versatile space
- Sun-filled lounge with leafy views and log burner
- 19-ft kitchen/breakfast room for relaxed family meals
- Formal dining room opening onto garden patio
- Ground floor bedroom and shower room
- Principal bedroom with en-suite
- Large garage with electric car charging point
- Rear garden with pergola, lawn, veg patches, treehouse
- Hot water solar panels





Guide price £575,000–£600,000. Detached four-bedroom family home in Rottingdean with bright living spaces, garden, garage with EV charging, and close to beach, schools, and South Downs.

#### The property

Set in an elevated position with leafy views, this beautifully presented family home offers around 1,575 sq. ft. of bright, versatile living space. Just a short walk from Longhill High School and within easy reach of Rottingdean village and the beach, it's the perfect setting for family life.

Inside, the wide hallway leads to a generous lounge filled with natural light, complete with leafy outlooks and a cosy log burner. Double doors connect to a spacious dining room overlooking the garden, where sliding doors open directly onto the patio. Also at the back of the home, the impressive 19-ft kitchen/breakfast room is ideal for everyday living and relaxed family meals. A ground floor bedroom and shower room complete the ground floor.

The rear garden is a true haven: a patio with pergola, gently sloping lawn, vegetable patches, greenhouses, and even a hidden treehouse make it a space to enjoy in every season.

Upstairs, the principal bedroom benefits from its own en-suite, and the further bedrooms are well-proportioned and full of light. The layout strikes a perfect balance, giving everyone space to retreat as well as come together.

Practical features enhance the appeal. A large garage at ground level comes with an electric car charging point and driveway, while solar panels supply hot water year-round. A smart central heating system helps keep the home comfortable and efficient.

#### Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: E

Additional: Solar panels, electric car charging point

### The area

Rowan Way offers a peaceful setting just a short distance from Brighton city centre. Around 5 miles away (approximately a 15-minute drive or 25-minute bus ride), residents can easily enjoy the city's vibrant culture, shopping, and landmarks, including Brighton Pier, The Lanes, and the Royal Pavilion.

Rottingdean Village, a short walk from Rowan Way, boasts historic pubs, independent shops, and cosy cafés. Landmarks such as the iconic windmill and Kipling Gardens, named after poet Rudyard Kipling who once lived there, add character to this charming village - perfect for a leisurely stroll or afternoon tea.

Outdoor enthusiasts are well catered for with the nearby South Downs National Park, offering hiking, cycling, and stunning views over the English Channel. Rottingdean's pebble beach is minutes away, ideal for seaside walks or a refreshing swim, while the Undercliff Walk toward Brighton Marina provides spectacular coastal scenery.

### 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 an eighteen-minute walk away. The nearest secondary school is Longhill High School, a two-minute walk away. Local independent schools include Brighton College and Roedean.

### 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.



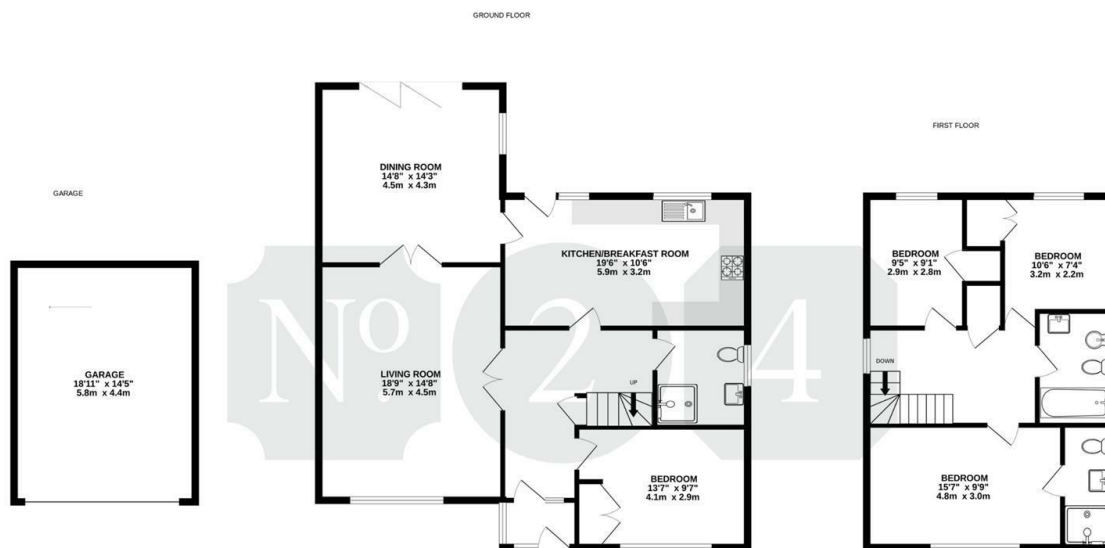












TOTAL FLOOR AREA: 1572sq.ft. (146.0 sq.m.) approx.

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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