



Falmer Road, Rottingdean

Guide price £550,000 - £600,000



Property highlights

- Located in the highly sought-after Rottingdean Place gated estate
- Short walk to Rottingdean Village, beaches, and local amenities
- Excellent transport links to Brighton city centre
- Access to residents' heated swimming pool, tennis court, driving range, and gardens
- Bright, dual-aspect living room with balcony overlooking communal gardens
- Principal bedroom with ensuite and private balcony
- Modern well-equipped kitchen with beautiful views
- Second double bedroom ideal for guests or home office
- Stylish family bathroom with contemporary fittings
- Accessible accommodation, accessed via lift

Guide £550,000 – £600,000. Spacious 2-bedroom apartment in Rottingdean Place with two garden-view balconies and access to pool and leisure facilities.

The property

Set within the prestigious Rottingdean Place development, this beautifully presented two-bedroom apartment combines light-filled interiors with far-reaching views and the benefit of superb residents' facilities.

Arriving at the main building, you can take the lift or stairs to the first floor where the apartment is found. Stepping inside, a wide and welcoming hallway sets the tone, with every room leading off this central space. At the far end, the dual aspect living/dining room immediately draws you in and is a generous and airy setting for everyday living - filled with natural light and with doors opening onto a private balcony. From here you can sit back and enjoy the tranquillity, overlooking the manicured communal gardens below. A door leads from the balcony to an enclosed sun terrace, and a further balcony beyond.

The separate kitchen is thoughtfully designed, offering both style and practicality with cream shaker-style cupboards, wooden worktops, and integrated appliances. The two bedrooms are well proportioned and versatile. The principal bedroom enjoys its own en suite shower room and direct access onto the second balcony, creating another quiet corner to retreat to. Both bedrooms enjoy spacious built-in storage and a neutral colour palette. A further bathroom completes the accommodation, ideal for family or visiting guests.

What truly sets this home apart is its sense of calm. Views extend across the gardens and towards the Beacon Hill Nature Reserve in the distance, creating a rare connection to the surrounding landscape while still being part of a secure and exclusive community.

Residents of Rottingdean Place benefit from outstanding leisure facilities including a heated indoor swimming pool, gym, tennis court, driving range, BBQ area, and acres of landscaped grounds to wander - all with the backdrop of the South Downs National Park. Behind electric gates, the development provides a peaceful setting with a strong sense of privacy.

Additional property information

Property type: First floor apartment

Tenure: Leasehold

Length of lease: 900+

Service charge: £6,700 per annum

Council tax band: F

Parking: Allocated parking space for the apartment

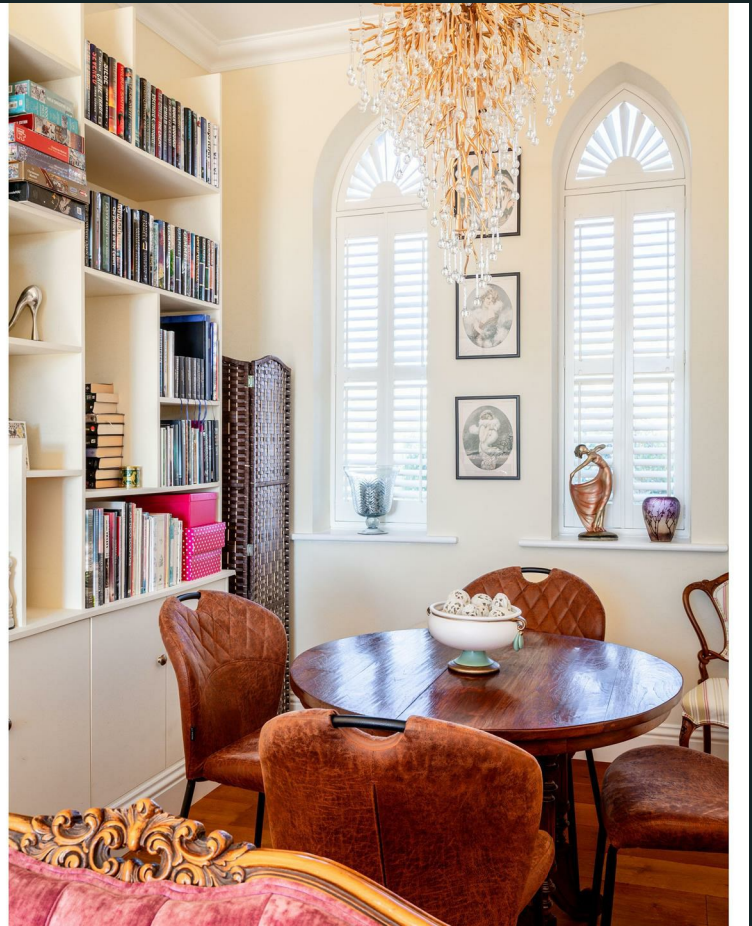
Property Disclaimer

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.

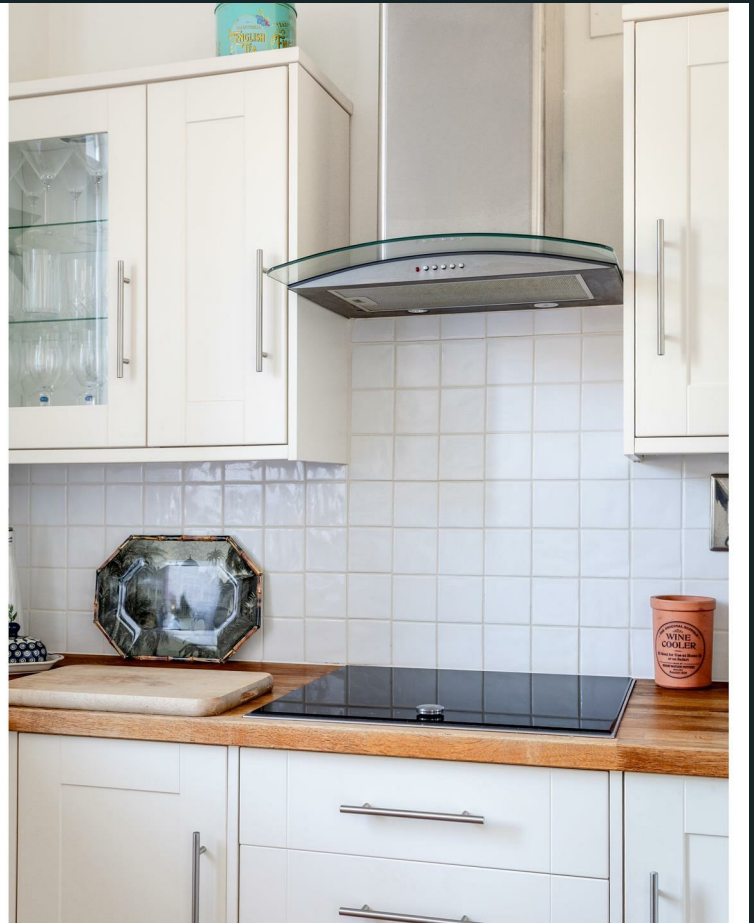
The area & transport links

Just a short stroll from Rottingdean Village, with its duck pond, independent shops, welcoming pubs, cafés, and beaches, this location combines coastal charm with everyday convenience. Brighton Marina is nearby, offering a lively mix of restaurants, bars, and entertainment, while the city centre is just 15 minutes by car or 20 minutes by bus. Here you'll find an eclectic blend of boutiques, cultural venues, galleries, theatres, and a wide variety of cafés and restaurants, alongside the iconic seafront and pier, making it perfect for both leisure and city living. Excellent transport links include the nearby A27 for quick access to Lewes and beyond, connections to the A23 for London and the north, and easy access to Gatwick Airport in around 40 minutes, with Heathrow reachable in approximately an hour and a half.

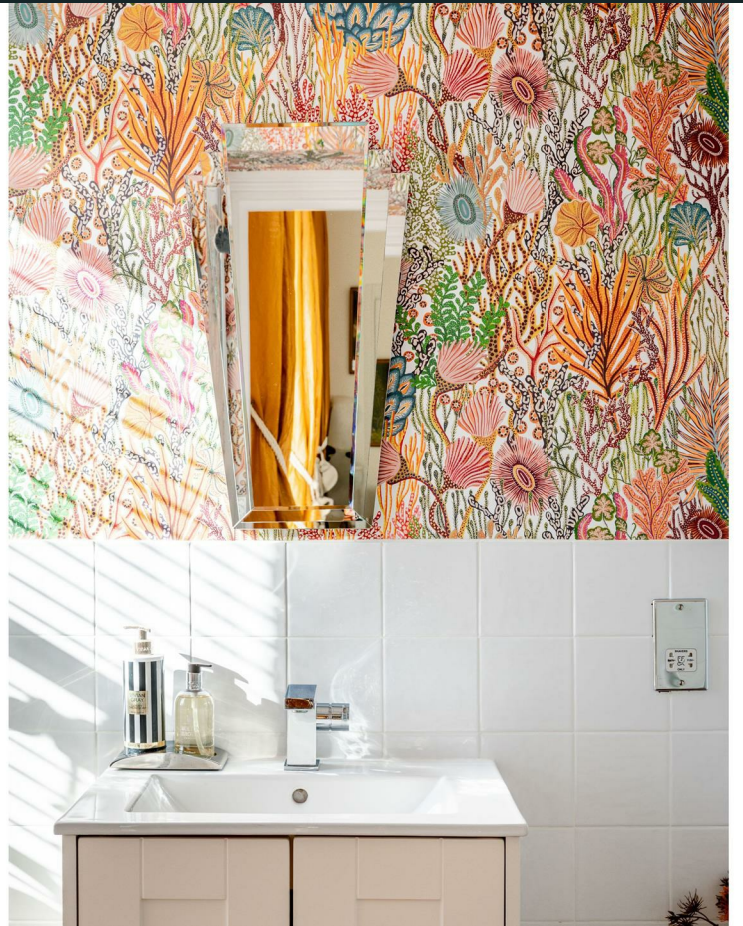












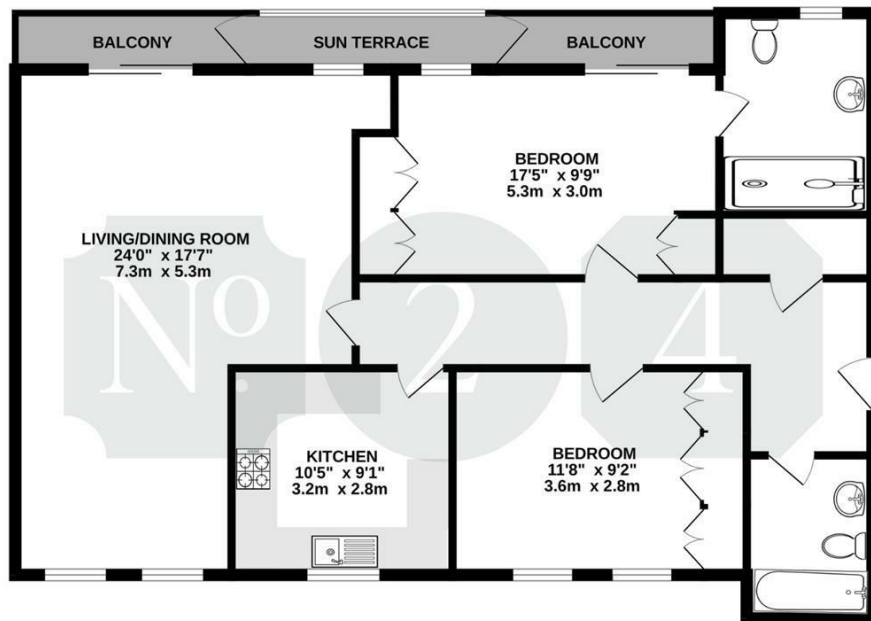








FIRST FLOOR



TOTAL FLOOR AREA: 1076sq. ft. (100.0 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
numbertwentyfour.co.uk

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