

Dean Court Lodge, Dean Court Road, Rottingdean

Offers Over £2,000,000

Five Bedroom Detached House • Detached Annex with Excellent Income Potential • Chain Free • Four Reception Rooms • Three En-Suites • Landscaped Gardens • Rottingdean Village • Electric Vehicle Charging • Double Garage & Gated Driveway

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PROPERTY PROFESSIONALS

Entrance Hall

Kitchen/Breakfast Room

27' 4" x 19' 7" (8.34m x 5.97m)

Utility

12' 0" x 6' 3" (3.66m x 1.91m)

Lounge/Dining Room

42' 1" x 26' 4" (12.83m x 8.02m)

Formal Lounge

28' 1" x 16' 4" (8.56m x 4.98m)

W.C

Snug

15' 4" x 15' 3" (4.67m x 4.65m)

Cinema Room

27' 5" x 15' 4" (8.36m x 4.67m)

Shower Room



First Floor Landing

Bedroom 1

28' 1" x 16' 4" (8.56m x 4.98m)

En-suite

Study

14' 9" x 12' 7" (4.50m x 3.84m)

Bedroom 2

15' 4" x 14' 0" (4.67m x 4.27m)

En-suite

Bedroom 3

13' 4" x 12' 7" (4.06m x 3.84m)

Balcony

Bedroom 4

10' 10" x 10' 2" (3.30m x 3.10m)

Shower Room

Bedroom 5

10' 3" x 7' 10" (3.12m x 2.39m)



Annexe

Reception/Dining Room

26' 7" x 8' 10" (8.10m x 2.69m)

Kitchen

14' 10" x 8' 6" (4.52m x 2.59m)

First Floor Landing

Bedroom

26' 7" x 13' 7" (8.10m x 4.14m)

Utility

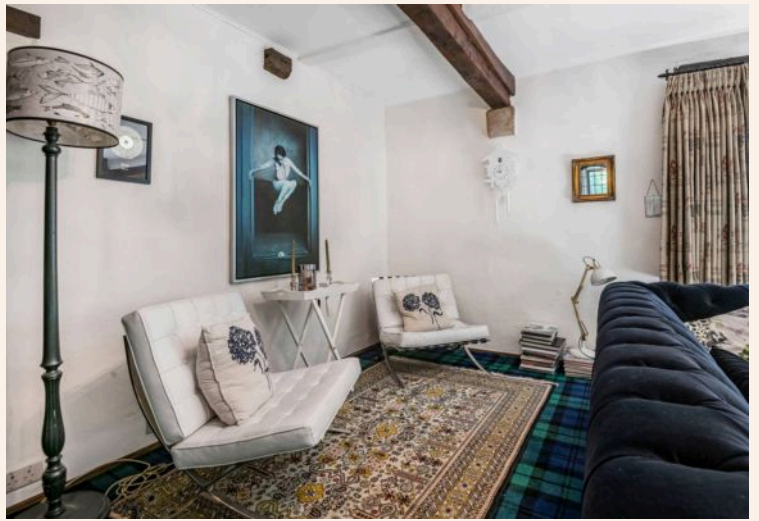
7' 7" x 6' 4" (2.31m x 1.93m)

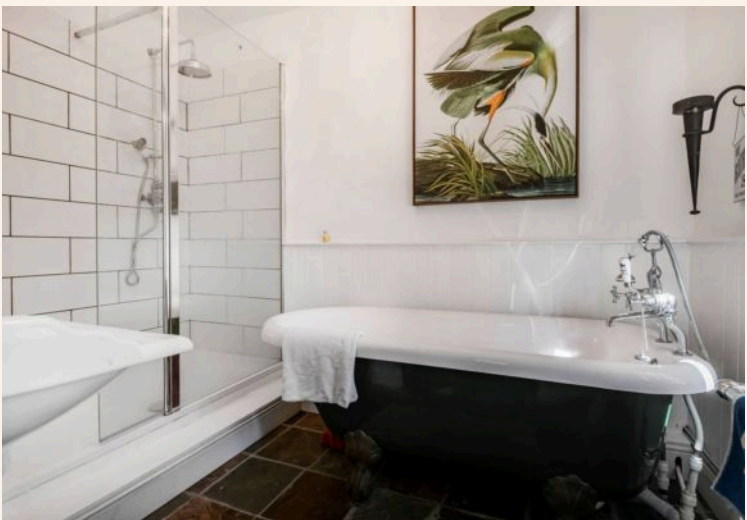
Shower Room

Double Garage

18' 4" x 17' 8" (5.59m x 5.38m)







An exceptional, versatile and expansive five-bedroom detached house, beautifully refurbished to a high standard by its current owners, located in the charming village of Rottingdean. Set within a generous treble-plot, this remarkable property includes a standalone cottage/annexe with an integrated double garage and ample, gated off-street parking plus electric vehicle charging, making it a motor enthusiast's dream.

Dean Court Lodge, situated on the tranquil Dean Court Road, the property spans over 5,700 square feet and is designed in the 1920s Elizabethan style, showcasing exquisite Arts and Crafts craftsmanship with sculpted oak details throughout. The home offers abundant living space, complemented by three separate gardens that provide the perfect environment for both relaxation and entertaining.

The heart of the home is a stunning 27ft kitchen, leading seamlessly into the serene, sunny rear courtyard garden. At the back of the house, a modern extension with a fully equipped en-suite shower room offers views of the lawned garden. Currently used as a cinema room, this space could easily be transformed into a gym, studio, or home office, offering great versatility.

Three additional spacious reception rooms include the expansive 42ft long dining room, which features a glass vaulted ceiling, a feature fireplace, and double doors opening to both the magnificent front garden and tranquil rear courtyard garden, creating an ideal space for entertaining.

Upstairs, the property offers five generously sized bedrooms, two of which are en-suite. The principal bedroom enjoys stunning views over the Downs and features bespoke built-in wardrobes and furniture. The remaining three bedrooms are served by a luxurious family shower room.

Located within the grounds of the main residence, the self-contained, detached annexe offers a fantastic opportunity for additional income or flexible multi-generational living.

Beautifully presented and thoughtfully designed, the annexe includes its own private entrance, living area, kitchen facilities, bedroom, and bathroom — all finished to a high standard. Currently used as a successful rental, the annexe generates a healthy, consistent income, making it a perfect option for those looking to offset mortgage costs or simply take advantage of Saltdean's strong demand for short and long-term lets. Equally, it could serve as an ideal space for visiting guests, a home office, or even independent living for a family member.

What's more, is that this house is chain free meaning there is no long onward chains to be concerned with.

Additional features include an in-built sauna which although currently not in use, could be easily recommissioned, offering a perfect place for relaxation and wellness.

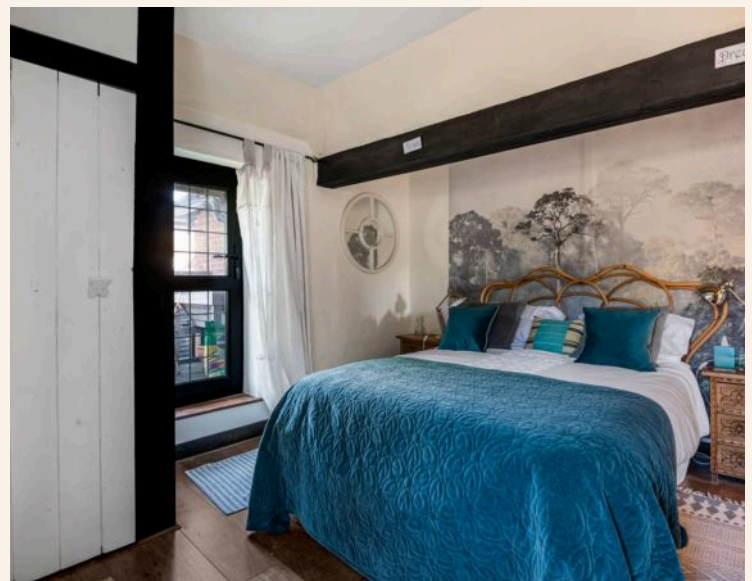
Lovingly known to locals as the *Iconic Rocking Horse House*, this distinctive property is located just a short distance from the picturesque Rottingdean High Street, with its famous duck pond, historic pubs, and nearby beach. Brighton Marina and the city centre are also easily accessible by a short drive or bus ride, offering the ideal combination of village charm and urban convenience. Dean Court Road is widely regarded as the most prestigious road in Rottingdean, offering an idyllic and tranquil setting with easy access to the heart of the village. Surrounded by stunning natural beauty, including the South Downs and the coastline, this sought-after location is within walking distance of Rottingdean High Street, with its charming pubs, shops, and the picturesque duck pond. The beach and Brighton Marina are also just a short drive away, providing the perfect balance of rural charm and urban convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Dean Court Rd, BN2

Approximate Gross Internal Floor Area = 417.70 sq m / 4496 sq ft

Garage (Annexe) Area = 117.19 sq m / 1261 sq ft

Total Area = 534.89 sq m / 5758 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale

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