



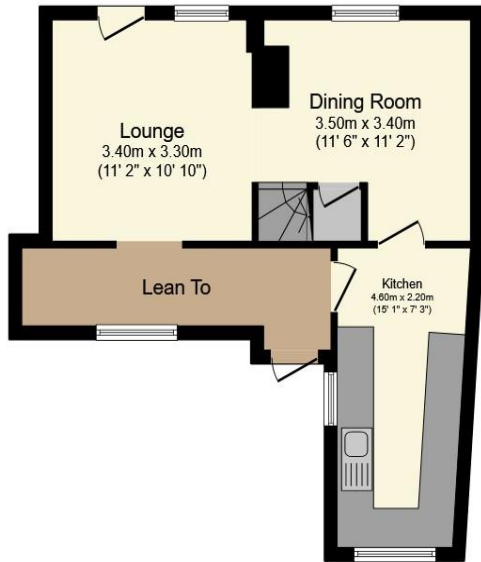
High Street, Rottingdean, Brighton, BN2 7HE

welcome to

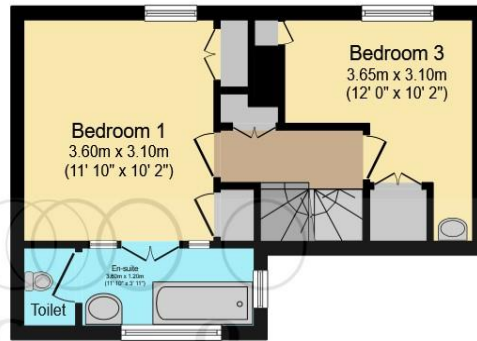
High Street, Rottingdean, Brighton

*** GUIDE RANGE £425,000 - £450,000 *** Grade II listed flint fronted cottage over three floors with westerly rear garden situated in the heart of Rottingdean close to the beach, local shops, cafes, restaurants, pubs, historic buildings and bus services to Brighton & Eastbourne.

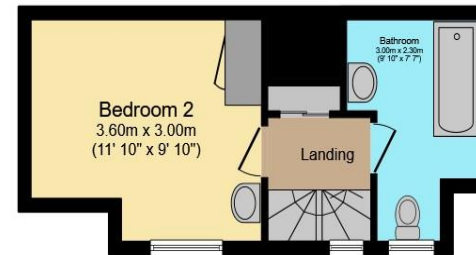




Ground Floor



First Floor



Second Floor

Ground Floor

Living Room

11' 2" x 10' 10" (3.40m x 3.30m)

Kitchen

15' 5" x 6' 5" (4.70m x 1.96m)

Dining/living Room

11' 9" x 10' 3" (3.58m x 3.12m)

Rear Lobby

16' 6" x 3' 6" (5.03m x 1.07m)

First Floor

Landing

Bedroom 1

11' 9" x 10' (3.58m x 3.05m)

Ensuite Bathroom

Bedroom 2

11' 9" x 10' (3.58m x 3.05m)

Second Floor

Landing

Bedroom 3

12' max x 9' 9" (3.66m max x 2.97m)

Bathroom

Outside

Rear Garden

Total floor area 93.9 sq.m. (1,010 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

High Street, Rottingdean, Brighton

- GUIDE RANGE £425,000 - £450,000
- GRADE II LISTED
- MID-TERRACED COTTAGE
- REAR GARDEN
- 2 x BATHROOMS

Tenure: Freehold EPC Rating: Exempt

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RTD104461 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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