



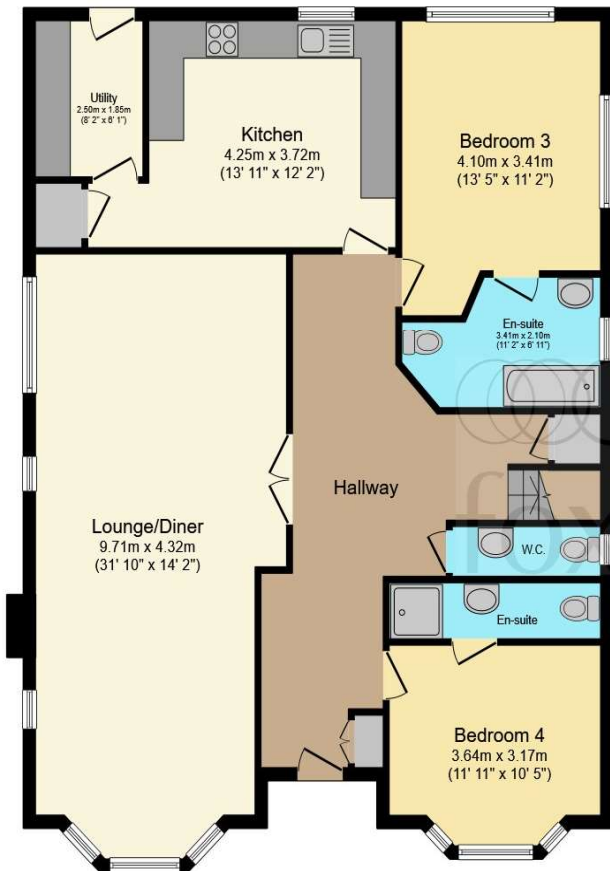
**Dean Court Road, Rottingdean Brighton BN2 7DL**

**welcome to**

**Dean Court Road, Rottingdean Brighton**

Presenting a luxurious four-bedroom detached house on Dean Court Road, Rottingdean. Each bedroom boasts its own ensuite. This elegant residence features a double garage and offers the epitome of modern comfort and convenience.





**Ground Floor**



**First Floor**



**Garage**

**Grand Entrance Hall**

**Lounge Diner**

31' 10" x 14' 2" ( 9.70m x 4.32m )

**Kitchen**

13' 11" x 12' 2" ( 4.24m x 3.71m )

**Utility Room**

8' 2" x 6' 1" ( 2.49m x 1.85m )

**Bedroom 1**

21' 7" x 7' 9" ( 6.58m x 2.36m )

**Ensuite For Bedroom 1**

**Bedroom 2**

16' 2" x 14' 2" ( 4.93m x 4.32m )

**Ensuite To Bedroom 2**

**Bedroom 3**

13' 5" x 11' 2" ( 4.09m x 3.40m )

**Ensuite To Bedroom 3**

**Bedroom 4**

11' 11" x 10' 5" ( 3.63m x 3.17m )

**Ensuite To Bedroom 4**

**W/C**

**Garage**

31' 8" x 8' 4" ( 9.65m x 2.54m )

Total floor area 221.4 m<sup>2</sup> (2,383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Dean Court Road, Rottingdean Brighton

- EACH BEDROOM FEATURES THEIR OWN ENSUITE
- DOUBLE LONG GARAGE
- PRIVATE DRIVEWAY
- DETACHED HOUSE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

offers over

**£1,000,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTD103137 - 0006

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