

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

>> price

£550,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1967.

>> key features

- > Sea Views
- > Near by bus stop
- > Private Parking
- > Long lease
- > Generous bedroom sizes
- > near by shops, restaurants and pubs
- > Beach and undercliff walks
- > EPC Rating: D

>> short description

Welcome to High Cliff Court , an extraordinary flat with breathtaking sea views across Rottingdean beaches. Being located in the beautiful community of Rottingdean this two bed flat provides a great home for a family or anyone who loves the seaside.

>> long description

Take in the sea breeze each day when spending time on your own balcony which is perfect for calm evenings spent at home.

You are welcomed by a cosy living space looking out to the balcony area. Followed by two generous double bedrooms with plenty of room for storage and furniture to make it your own.

The separate kitchen offers plenty of space for those who love to cook. Additionally you will have no trouble parking when you have your own private space.

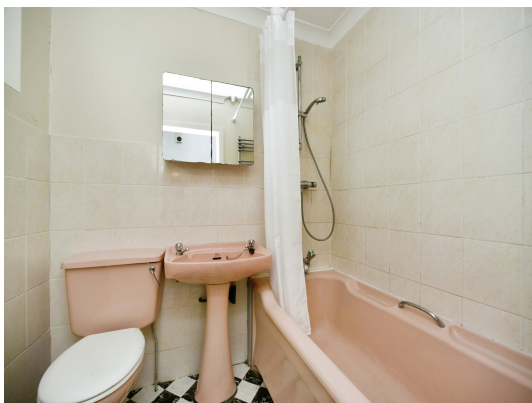
Being located in this charming village you are local to restaurants,shops and pubs. You are also a two minute walk to a bus stop leading you to the unique city of Brighton.

>> property images



Your Fox & Sons office: 50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF
T 01273 309968 E rottingdean@fox-and-sons.co.uk

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>> **property images**



>> floor plan



Total floor area 73.2 m² (788 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

>> approval

	Signature	Date
Lister		
Seller		