

property details **approval form**

Plot 8 St Aubyns, Nicholson Place, Rottingdean, Brighton, East Sussex, England, BN2 7FZ

Date: 28 October 2024

Property Ref and Version: RTD105031 - 0002

selling your home with us!



>> **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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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.

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>> **price**

£425,000

Tenure: Leasehold

>> **key features**

- > HIGH SPECIFICATION FINISH THROUGHOUT
- > ENSUITE TO MASTER BEDROOM
- > ALLOCATED PARKING SPACE WITH EV CHARGE
- > ANNUAL SERVICE CHARGE-£1933.10
- > INTEGRATED APPLIANCES
- > GROUND FLOOR APARTMENT
- > PART EXCHANGE AVAILABLE
- > WALKING DISTANCE TO BEACH, AMENITIES AND TRANSPORT LINKS
- > EPC Rating: Exempt

>> **short description**

PLOT 8 SITUATED ON THE GROUND FLOOR IS THIS BRAND NEW TWO BEDROOM APARTMENT. BOASTING SPACIOUS LIVING ACCOMMODATION ENSUITE TO MASTER BEDROOM, HIGH SPECIFICATION THROUGHOUT AND SITUATED IN THE DESIRABLE VILLAGE OF ROTTINGDEAN.

>> **long description**

Welcome to St Aubyns, a prestigious new development of 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom homes, situated in the Picturesque Village of Rottingdean, East Sussex.

The Idyllic village of Rottingdean, with its quintessential high street and beachfront is situated on the outskirts of the Brighton & Hove on the South Coast. Nestled in between the Downs and the Seafront, the flint wall lined high street has plenty to offer from pubs, an array of independent cafes, tea rooms, and restaurants. It also has a selection of shops ranging from antique shops to beauty salons, supermarkets, banks and an excellent greengrocer/delicatessen.

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Rottingdean also has its beautiful beaches, with cliff top walks offering stunning sea views. Beacon Hill is a must visit with its iconic windmill at the top of the hill which leads to the nature reserve. Kiplings Gardens, named after the village's most famous resident, Rudyard Kipling, writer of 'Jungle Book' is located close by. Surrounded by flint walls and sitting close to Rottingdean's village green and pond, Kipling Gardens is one of seven parks in the city recognised by the Green Flag award scheme.

>> **directions**

>> **Agent Note**

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>> **room description**

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>> **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**



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>> property images

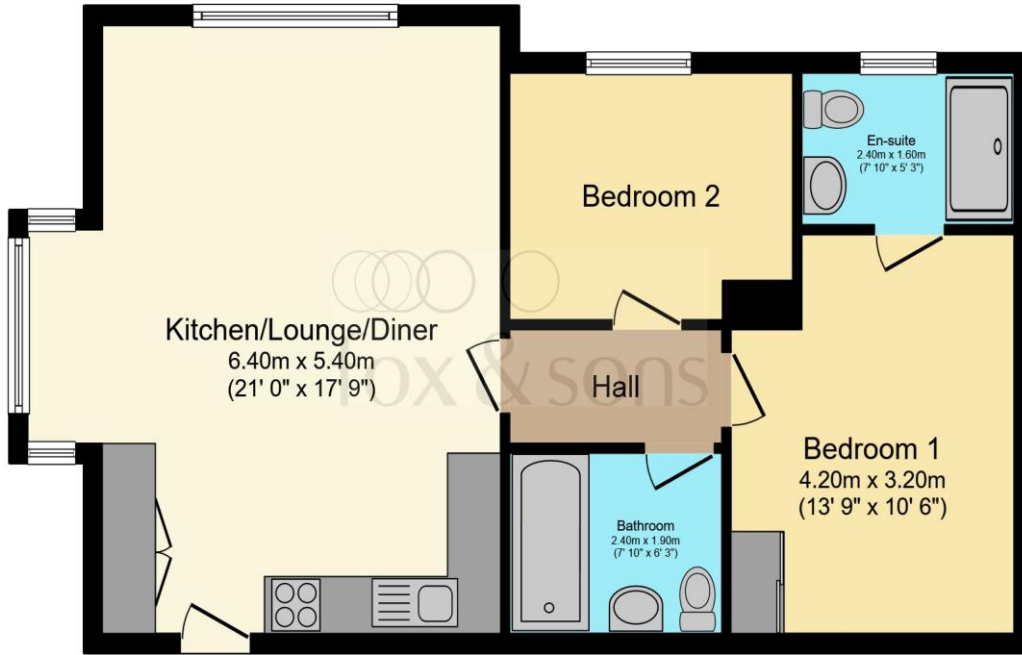
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>> floor plan



Total floor area 64.9 sq.m. (699 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.

>> approval

	Signature	Date
Callum Barnard		
John Ball Fairfax (Rottingdean) Llp		

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