

property details **approval form**

Plot 44 Newlands Road, Rottingdean, Brighton, East Sussex, England, BN2 7GD

Date: 28 October 2024

Property Ref and Version: RTD105033 - 0003

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
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.

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>> **price**

£950,000

Tenure: Freehold

>> **key features**

- > MASTER SUITE WITH A BATHROOM, DRESSING ROOM & PRIVATE TERRACE
- > UTILITY ROOM, GROUND FLOOR STUDY & GARDEN
- > EPC Rating: Exempt

>> **short description**

Plot 44 is a Beautiful Four Bedroom Home with an extremely luxurious finish. Call Now to Book a Viewing** DON'T MISS OUT!
.....FINAL UNIT OF THIS HOUSE TYPE REMAINING ON THIS PHASE!

>> **long description**

St Aubyns is a stunning new development located in Rottingdean, offering a range of 1, 2, and 3 bedroom apartments as well as 3 and 4 bedroom homes. Each property comes with a parking space included, making life that much easier for residents.

The kitchens in each apartment and home are fully fitted with high-quality appliances and sleek finishes, providing a modern and convenient space for cooking and dining. Additionally, flooring is included throughout the properties & each property comes with a 10-year new build warranty, providing peace of mind for buyers. This attention to detail and convenience makes St Aubyns an attractive choice for those looking for a new home.

Rottingdean is a picturesque village located in East Sussex, England. It is situated just east of the city of Brighton and Hove, near the coast of the English Channel. The village is known for its historic buildings, charming streets, and stunning sea views.

The village also has a number of quaint shops, cafes, and restaurants, as well as a local museum that showcases the history of the area.

Rottingdean is surrounded by beautiful countryside and coastal walks, making it a popular destination for hikers and nature enthusiasts. The village is also home to several beaches, where visitors can enjoy sunbathing, swimming, and water sports during the warmer months.

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Overall, Rottingdean is a peaceful and charming village that offers a perfect combination of history, culture, and natural beauty.

>> **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

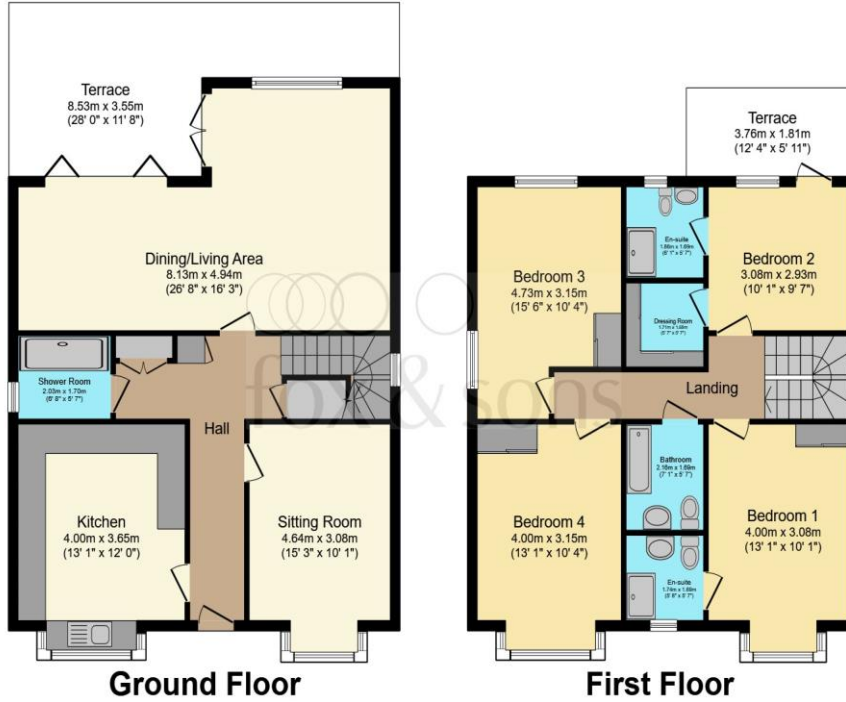
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>> floor plan



Total floor area 155.6 sq.m. (1,675 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

	Signature	Date
Callum Barnard		
John Ball Fairfax (Rottingdean) Llp		

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