

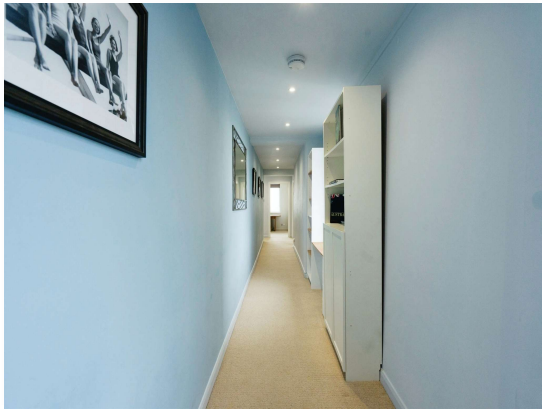


**St. Margarets High Street, Rottingdean Brighton BN2 7HS**

*welcome to*

**St. Margarets High Street, Rottingdean Brighton**

Step inside this flat to discover a stylish and contemporary interior, featuring a sleek, fully equipped kitchen with integrated appliances, perfect for home cooking and entertaining. The modern bathroom is finished to a high standard, providing a luxurious space to unwind.





#### **Bathroom**

9' 11" x 4' 10" ( 3.02m x 1.47m )

#### **Bedroom 1**

9' 9" x 7' 8" ( 2.97m x 2.34m )

#### **Bedroom 2**

14' x 10' ( 4.27m x 3.05m )

#### **Kitchen**

13' 7" x 6' 7" ( 4.14m x 2.01m )

#### **Living Room**

13' 11" x 12' 3" ( 4.24m x 3.73m )

**Total floor area 62.6 m<sup>2</sup> (674 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**

## **St. Margarets High Street, Rottingdean Brighton**

- SEAFRONT LOCATION
- BALCONY
- LIFT ACCESS
- SORT AFTER ART DECO BUILDING
- SEAVIEWS FROM BOTH BEDROOMS AND LIVING ROOM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £435,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RTD104527](https://fox-and-sons.co.uk/Property/RTD104527)



Property Ref:  
RTD104527 - 0011

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