



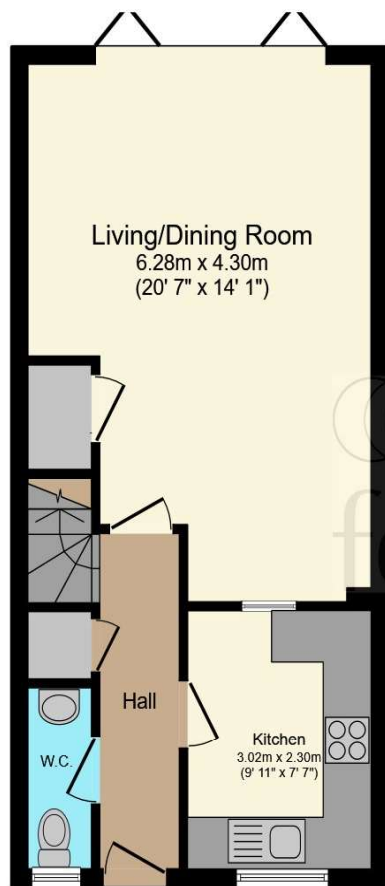
**St. Aubyns Mead, Rottingdean Brighton BN2 7HY**

***welcome to***

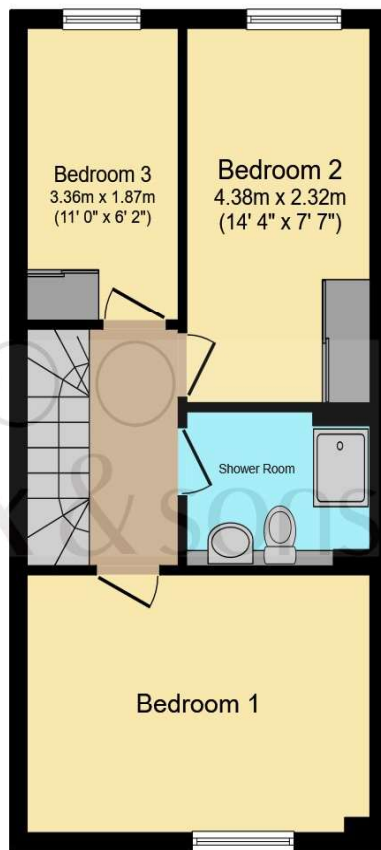
**St. Aubyns Mead, Rottingdean Brighton**

Welcome to this well-presented and spacious 3-bedroom terraced home, ideally situated in the peaceful and sought-after location of St Aubyns Mead, Rottingdean. This charming property offers comfortable and flexible living across two floors, perfect for families, professionals, or those looking to en





**Ground Floor**



**First Floor**



**Garage**

**Living/Dining Room**  
20' 7" x 14' 1" ( 6.27m x 4.29m )

**Kitchen**  
9' 11" x 7' 7" ( 3.02m x 2.31m )

**Bedroom 2**  
14' 4" x 7' 7" ( 4.37m x 2.31m )

**Bedroom 3**  
11' x 6' 2" ( 3.35m x 1.88m )

**Garage**  
17' 9" x 7' 10" ( 5.41m x 2.39m )

Total floor area 93.5 m<sup>2</sup> (1,007 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)

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## **St. Aubyns Mead, Rottingdean Brighton**

- GARDEN SPACE
- 3 BEDROOM
- NO CHAIN
- GARAGE
- NEARBY BUS ROUTES

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RTD105152](https://fox-and-sons.co.uk/Property/RTD105152)



Property Ref:  
RTD105152 - 0003

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