



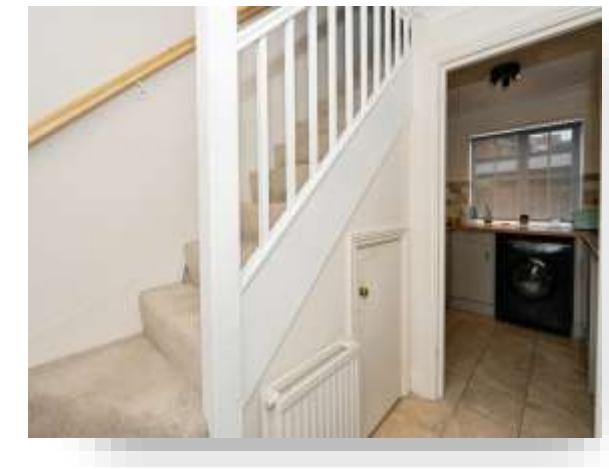
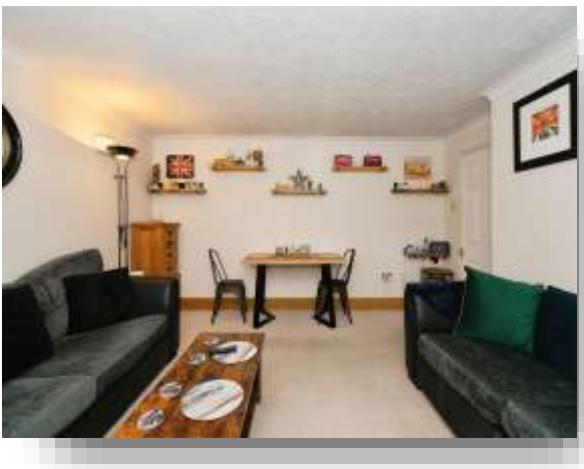
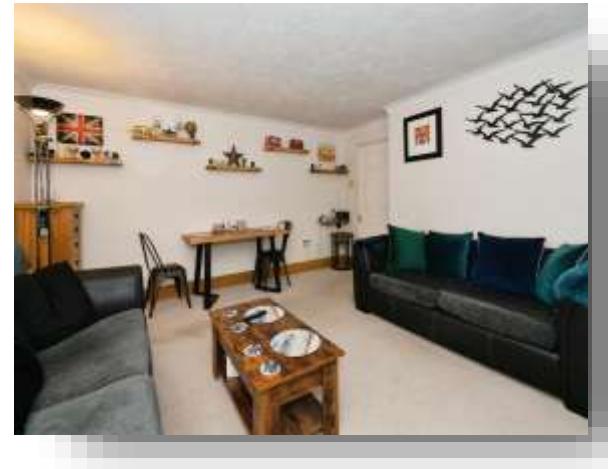
## Caspian Square, Rottingdean Brighton BN2 7LE

Welcome to this beautifully arranged 3-bedroom terraced home, ideally situated in the popular and peaceful Caspian Square in the heart of Rottingdean. This versatile property offers spacious living across three floors, perfect for families, professionals, or those looking for a coastal location.

**welcome to**

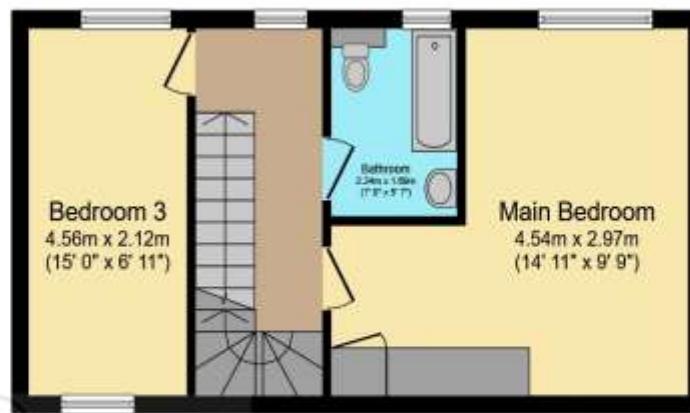
## **Caspian Square, Rottingdean Brighton**

As you enter, you're greeted by a large and light-filled living room, offering plenty of space for both relaxing and entertaining. Adjacent is a practical, well-appointed kitchen with ample storage and workspace-ideal for everyday cooking and hosting. The second floor hosts the main double bedroom, a smaller bedroom ideal as a nursery, study, or guest room, and a sleek, modern bathroom with contemporary fixtures and fittings. The top floor is home to a generous third bedroom, offering an impressive amount of space with room for both sleeping and relaxing zones. This room also benefits from its own compact shower room, adding convenience and flexibility to the layout.





**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 98.6 m<sup>2</sup> (1,062 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)

Externally, the property enjoys access to a communal garden- perfect for enjoying the outdoors without the upkeep-as well as a designated parking space. Located just a short walk from the beach, local shops, and the charming Rottingdean village centre, this property offers a superb blend of comfort, space, and location.

welcome to

## Caspian Square, Rottingdean Brighton

- 3 BEDROOM
- VILLAGE LOCATION
- NEARBY BUS ROUTES
- NEARBY SHOPS & PUBS
- PARKING
- LARGE LIVING SPACE
- LARGE BEDROOMS
- 2 BATHROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£460,000**



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Property Ref:  
RTD105188 - 0009

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