



66 Dean Court Road
Brighton, BN2 7DJ



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Offers over £1,450,000

An Exceptional Four-Bedroom Detached Home in One of Rottingdean’s Premier Locations.

Occupying a prime position on one of Rottingdean’s most exclusive addresses, this truly stunning four-bedroom detached residence offers over 2,400 sq ft of luxurious living space. Lovingly and comprehensively refurbished throughout to an exceptional standard, the property is set on an expansive plot with generous gardens adjacent to SDNP, close to the heart of the historic village with its wide array of amenities, beach and transport links.

Upon entering, you’re welcomed by a spacious and elegantly designed entrance hallway with a separate WC. Solid oak wood parquet flooring flows seamlessly throughout the ground floor, enhancing the sense of space and cohesion. To the left, you'll find the expansive open-plan kitchen, living, and dining area — a spectacular first reception room ideal for entertaining, family living, or simply relaxing while enjoying garden views. The bespoke, handcrafted DeVOL kitchen is a real showpiece, complete with a Smeg pizza oven and gas hob, Bosch washing machine and dishwasher, and sleek Silestone resin and stone worktops with heat-resistant technology.

A second reception room, accessible from both the hallway and dining area, offers a cosy and more private retreat. Featuring contemporary floor-to-ceiling sliding doors, this space also enjoys uninterrupted views of the beautifully landscaped garden. Completing the ground floor is a versatile study area and an integrated garage.

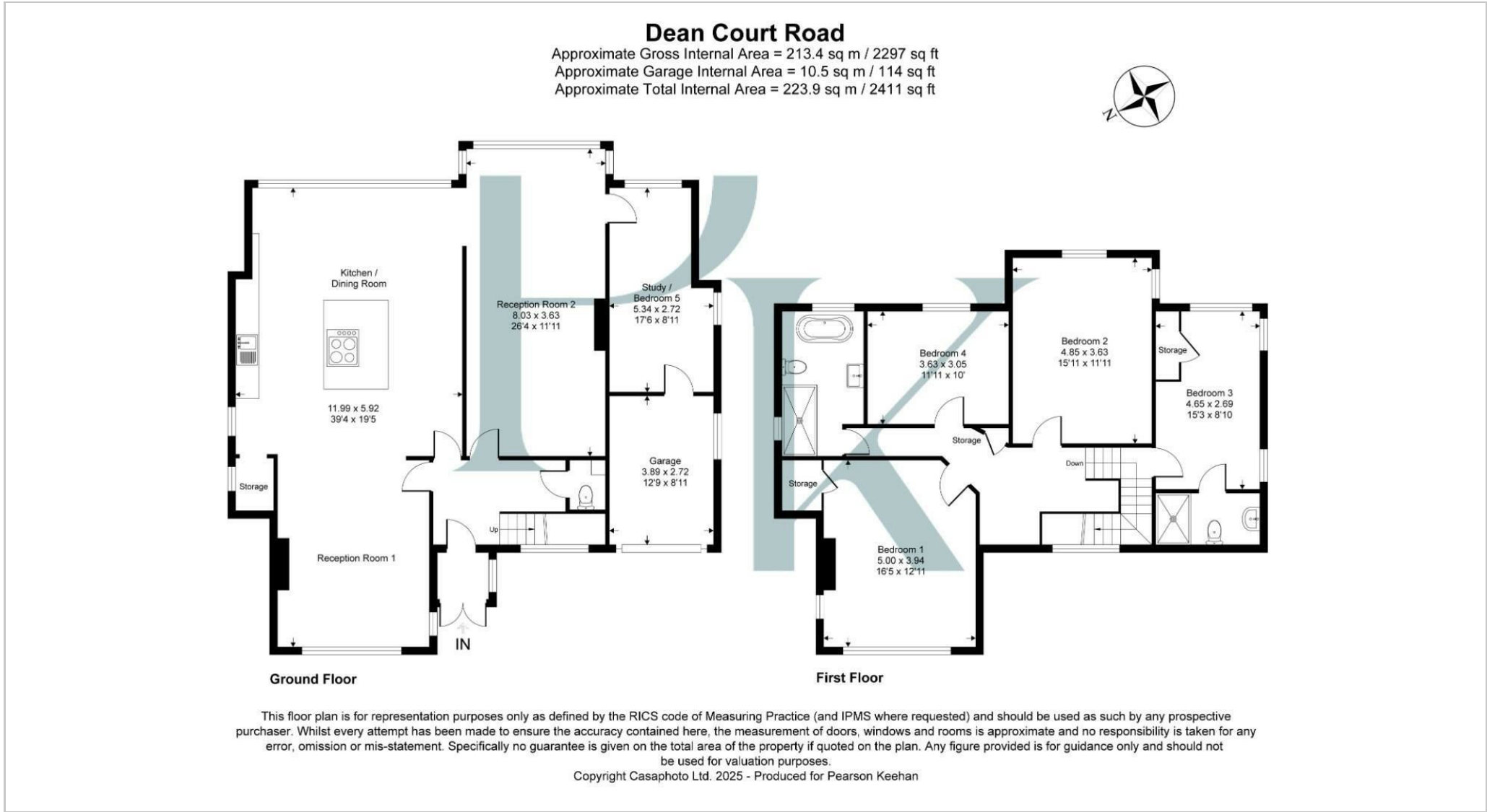
Upstairs, the first floor hosts a stylish family bathroom and four generously proportioned double bedrooms have wonderful views. The most southerly bedroom benefits from a chic en suite shower room. For those seeking additional space, the property offers potential for a loft conversion (subject to necessary consents), providing scope for further bedrooms or bathrooms.

The rear garden is an absolute highlight — a private, expansive outdoor haven backing onto open fields where horses roam freely. Directly accessed from the kitchen/living or second reception area, a paved patio leads up to a generous lawn framed by mature planting and seasonal flowers. At the top of the garden, a sun-drenched terrace offers a tranquil spot to unwind throughout the day. This idyllic space is perfect for families, alfresco dining, or simply enjoying the natural beauty of the surroundings.

To the front of the property, you'll find a well-maintained lawn alongside a generous driveway that provides off-street parking for multiple vehicles, as well as access to the integral garage.

Dean Court Road is one of Rottingdean's most prestigious and sought-after addresses — a safe, welcoming residential street ideally positioned just moments from the charming village High Street. Here, you'll discover an interesting mix of coffee shops, restaurants, gastropubs, and an array of beauty & hair salons plus an independent gym and Saltdean Lido on the doorstep. The area is also well-served by nearby supermarkets and highly regarded schools, including Brighton College and Roedean. Brighton city centre is just a 10-minute drive away, while the picturesque Rottingdean Beach is easily accessible on foot with beautiful walks along the coast to Brighton.

The current owners have spared no expense in the renovation. Internal viewing is highly recommended to fully appreciate the quality and attention to detail on offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan