



Marine Drive, Brighton, Rottingdean BN2 7HJ

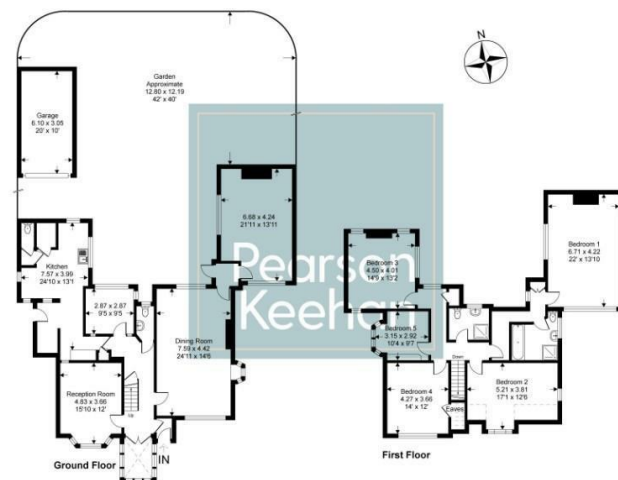
Offers in excess of £900,000 - Freehold





## Marine Drive, BN2

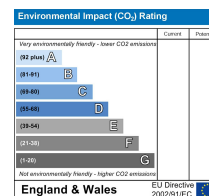
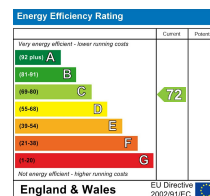
Approximate Gross Internal Area = 258 sq m / 2780 sq ft  
Approximate Garage Internal Area = 19 sq m / 200 sq ft  
Approximate Total Internal Area = 277 sq m / 2980 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of rooms, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Council Tax: F

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A charming and expansive five bedroom detached house set within a beautiful seafront location close to the Rottingdean Village. Although complete modernisation is required, this wonderful property offers a vast amount of potential to make a magnificent home and further offers off-street parking, large gardens, garage and lovely sea views.

Stepping inside, the ground floor offers three large reception rooms, study, kitchen and two cloakrooms. Moving upstairs to the first floor, all five bedrooms can be found, all of which are generously sized and the front bedrooms benefitting from the tranquil sea views. Two bathrooms can also be found on this level along with access to the loft space.

Outside, the property offers large frontage and has very good sized front and back gardens. To the rear of the property there is an off-street parking space and garage.

Rottingdean is nestled within the South Downs National Park and boasts a vibrant community, making it an ideal spot for professionals and families seeking a healthy lifestyle, friendly neighbors, quiet nights, and a quick commute to the city's bright lights and airports. For those feeling adventurous, Brighton Marina is just a 10-minute drive or bus ride away, and Brighton City Centre is easily accessible. Brighton mainline station, along with a wide array of trendy bars, shops, and eateries, is at your disposal.

Enjoy the stunning surroundings and the freedom of privacy while being just a stroll away from Rottingdean's welcoming community and its renowned beaches. There's always something local to do, making it a great place for friends to visit and feel like they're on holiday. The house is perfect for entertaining, both indoors and out, and offers convenient access to schools, restaurants, stations, a sailing club, stables, and a cinema.

This truly unique property is being sold with the added benefit of no onward chain.

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