John Hilton

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Est 1972



Total Area Approx 1399.32 sq ft

14 The Cape, 11 Marine Drive, Rottingdean, BN2 7GZ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£2,350 PCM

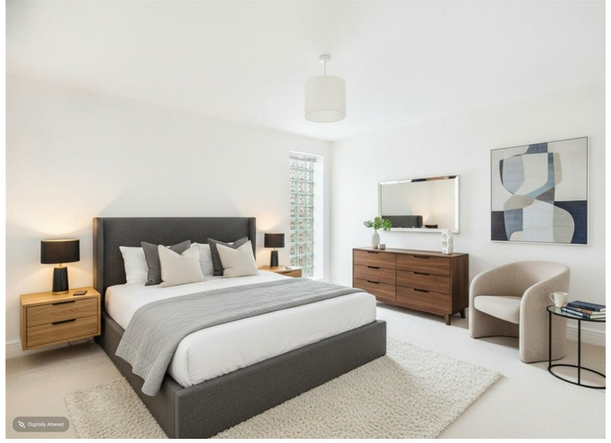
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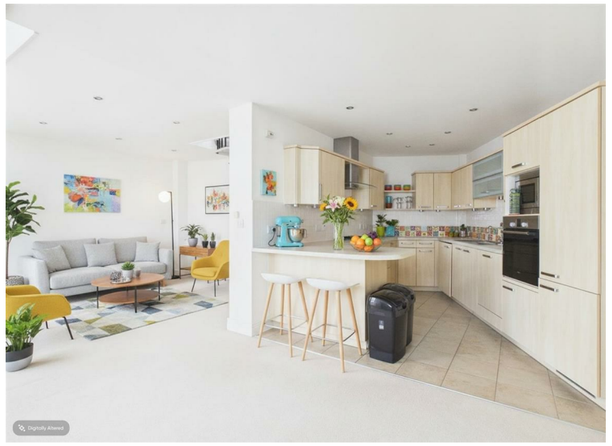
National Association of Estate Agents LICENSED MEMBER NAEA

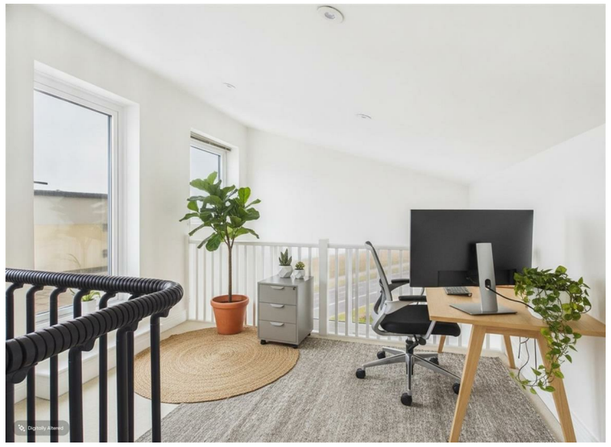
The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









14 The Cape, 11 Marine Drive
Rottingdean
BN2 7GZ

- Stunning second floor three bedroom duplex with additional office space
- Allocated parking space
- Two bedrooms with en-suites and additional separate bathroom
- Direct sea views, balcony and roof terrace
- Available Now
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room, dining room, and kitchen leading to the balcony with sea views
- Not suitable for 3 sharers due to no HMO licence
- Popular seafront location in Rottingdean Village
- Allocated parking

Sorry no pets due to head lease

- Council tax band G

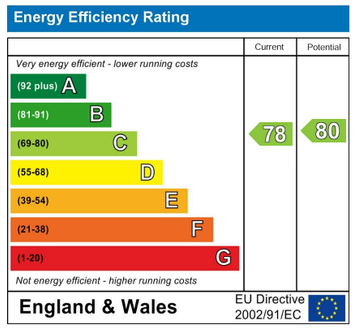
- A holding deposit of £542.30 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts.

AI - IMAGE DISCLAIMER:
The images presented here have been digitally recreated using artificial intelligence (AI) for property staging and illustrative purposes. Furniture, décor, finishes, and other visual elements may have been added, altered, or generated to demonstrate how the space could look when furnished or styled. These images are intended to provide a visual representation of potential layout and design possibilities only. They may not accurately reflect the current condition, dimensions, fixtures, or contents of the property.
Prospective buyers or viewers should rely on in-person viewings and official property details for an accurate representation of the property.









Council Tax Band: **G**

- Popular Seafront Location in Rottingdean Village
- Stunning Second Floor Duplex Apartment
- Unfurnished with White Goods
- 3 Bedrooms & 3 Bathrooms (2 En-Suite)
- Roof Terrace & Balcony with Panoramic Sea Views
- Open-Plan Living Room, Dining Room & Kitchen Leading to Balcony
- Allocated Parking
- Council Tax Band G
- Available Now

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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