



Key Features

- ◆ Flexible 3/4 bedroom detached family home
- ◆ Highly sought-after Newlands Road location
- ◆ Sea and downland views
- ◆ Large rear garden with elevated seating areas
- ◆ Freehold
- ◆ EPC rating D

3/4  2  2 

Newlands Road, Rottingdean, Brighton and Hove

Offers in Excess of: £995,000



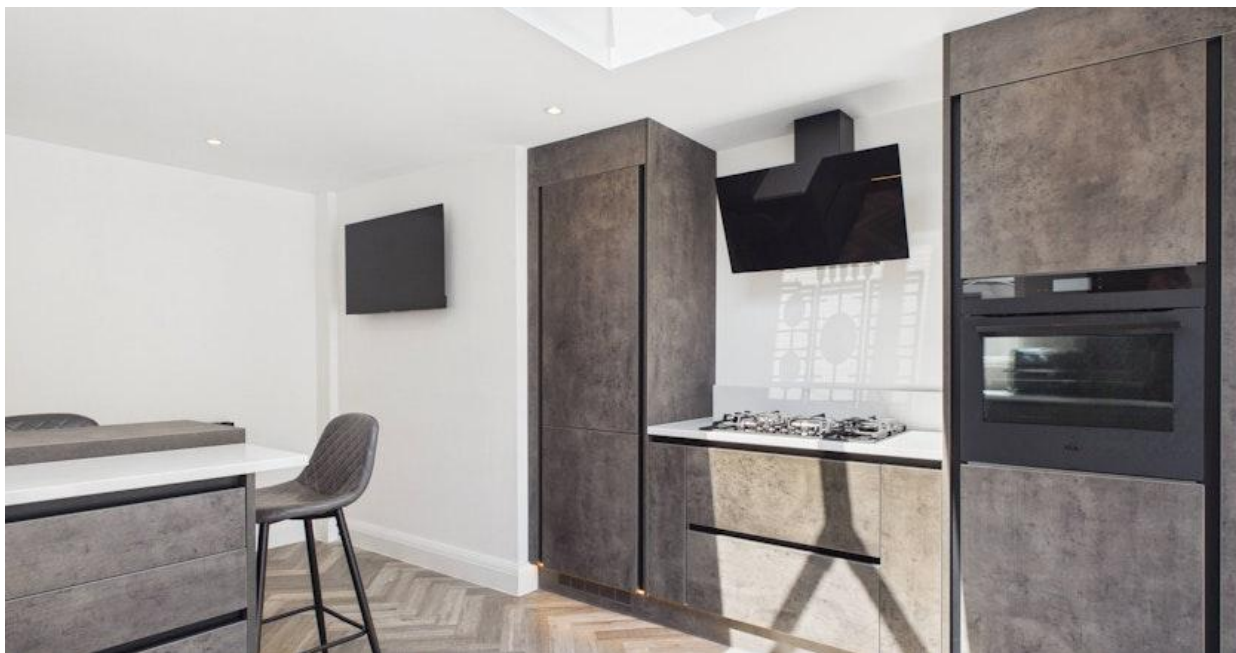
Substantial 3/4 Bedroom Detached Home with Flexible Accommodation and Outstanding Sea Views

Northwood are delighted to bring to market this beautifully presented and substantially improved detached home situated on one of Rottingdean's most desirable roads. Offering flexible 3/4 bedroom accommodation, generous living space, outstanding sea and downland views, extensive parking and a large rear garden, this exceptional property provides a superb coastal lifestyle opportunity.

Occupying an elevated position set back from the coast road, the property enjoys far-reaching views across Rottingdean towards the sea while offering versatile accommodation ideally suited to modern family living, home working or multi-generational requirements.

The current owners have significantly modernised the property throughout, including a newly installed kitchen, new driveway, updated flooring, contemporary lighting and stylish finishes, creating a turnkey home ready for immediate occupation.





The property also previously benefited from approved planning permission for a substantial side extension, roof enlargement and further development, providing excellent future potential for buyers wishing to create additional accommodation.

The ground floor offers excellent flexibility, comprising a large dual-aspect living room centred around a contemporary inset wood burner, a separate dining room which can equally function as a fifth bedroom, family room or home office, a modern kitchen, conservatory overlooking the garden, downstairs cloakroom and welcoming entrance hall.

The recently fitted kitchen features contemporary cabinetry, breakfast bar seating and integrated appliances including a fridge-freezer, dishwasher, two washer dryers and a smart self-cleaning oven with remote-control capability, making it perfectly suited to modern family living and entertaining.

To the first floor are three generous double bedrooms and two family bathrooms. Two of the bedrooms enjoy attractive sea views, while the bathrooms provide excellent practicality for family living. The upper floor provides a superb additional room accessed via a loft staircase. This versatile space enjoys elevated sea views across Rottingdean and offers useful eaves storage, making it ideal as a guest bedroom, occasional fourth bedroom, home office or hobby room. The impressive outlook and natural light make this a particularly special feature of the home.

Externally, the property benefits from a detached garage, newly laid driveway providing parking for four vehicles and a substantial rear garden with lawn, patio and elevated seating areas perfectly positioned to enjoy the coastal views and sunsets.

Located within easy reach of Rottingdean village, the beach, Saltdean Lido and the South Downs National Park, the property offers the perfect balance of coastal living and convenient access to Brighton, Gatwick and London.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/c31d7660255649d1a5efde6338165e4a>





Council Tax Band: E £3153

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Set back from the coast road in an elevated position, Newlands Road is one of Rottingdean's most desirable roads.

This stunning family home enjoys outstanding views across Rottingdean towards the sea. A newly block-paved driveway with space for four cars provides access to the detached garage, running alongside a raised lawn to the modern front door

Key Features

Substantial 3/4 bedroom detached home with flexible accommodation

Highly sought-after Newlands Road location

Stunning sea and downland views

Large rear garden with elevated seating areas

Detached garage

Driveway parking for four vehicles

Newly fitted kitchen with integrated appliances

Remote-controlled self-cleaning oven

Integrated fridge-freezer, dishwasher and two washer dryers

Contemporary inset wood burner

Two family bathrooms plus downstairs cloakroom

Conservatory overlooking the garden

Dining room with potential fifth bedroom use

Versatile loft room with stunning sea views

Previously approved extension and roof enlargement plans

Walking distance to the beach, village and South

Location

Rottingdean is one of Sussex's most sought-after coastal villages, combining historic village charm with excellent access to Brighton and London. The village offers a range of independent shops, cafes, restaurants, excellent local schools, and immediate access to the beach and South Downs National Park.

Brighton mainline station is within easy reach, providing direct services to London Victoria and London Bridge, while the A27 and A23 offer excellent road connections to Gatwick Airport and beyond.





Exterior and Approach

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Hallway

5.19m x 2.4m (17'0" x 7'11")

Centrally positioned engineered wood-effect flooring, modern vertical radiator, inset spotlights and doors to all ground-floor rooms

Living Room

7.68m x 3.95m (25'2" x 13'0")

Large, dual-aspect living room, carpeted with contemporary wood-burner, inset spotlights, modern anthracite radiators and uPVC windows to front and rear aspect

Kitchen

4.6m x 3.95m (15'1" x 13'0")

Modern fitted kitchen, newly installed by current owner comprising of white worksurfaces over grey cabinets and doors, breakfast bar, inset spotlights, skylight, bi-fold uPVC doors to rear and integrated appliances consisting of fridge-freezer, dishwasher, two washer dryers and oven with Bluetooth capability and self-cleaning

Dining Room

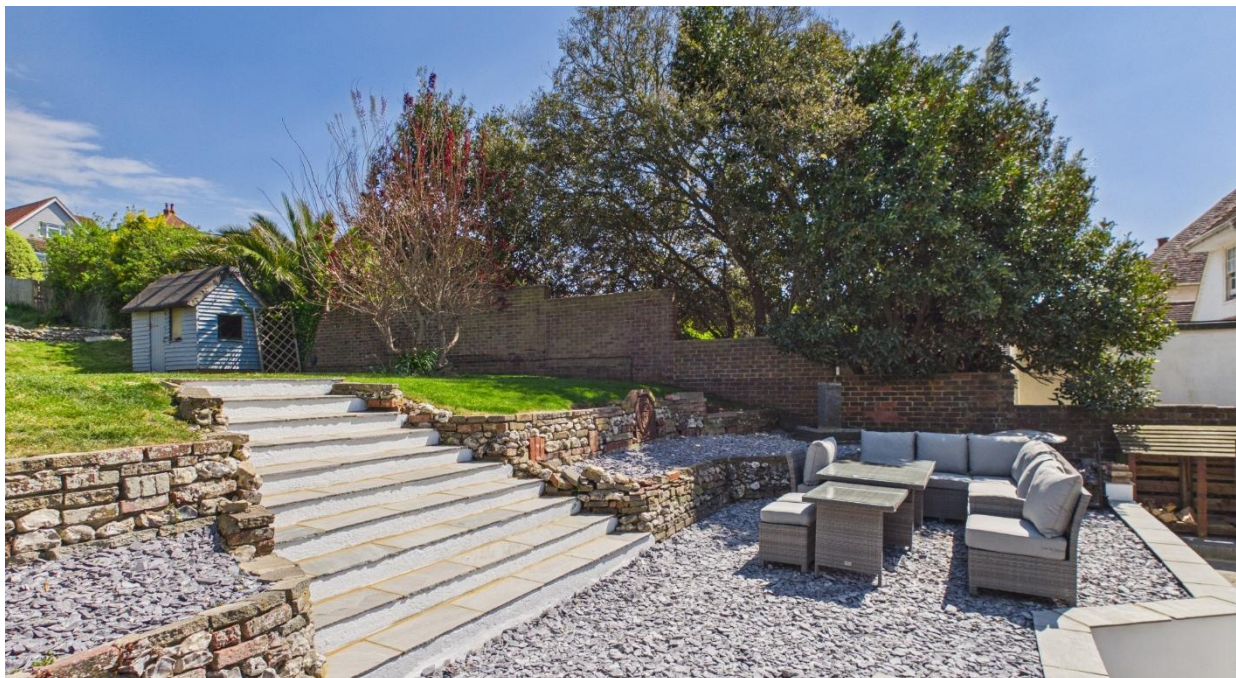
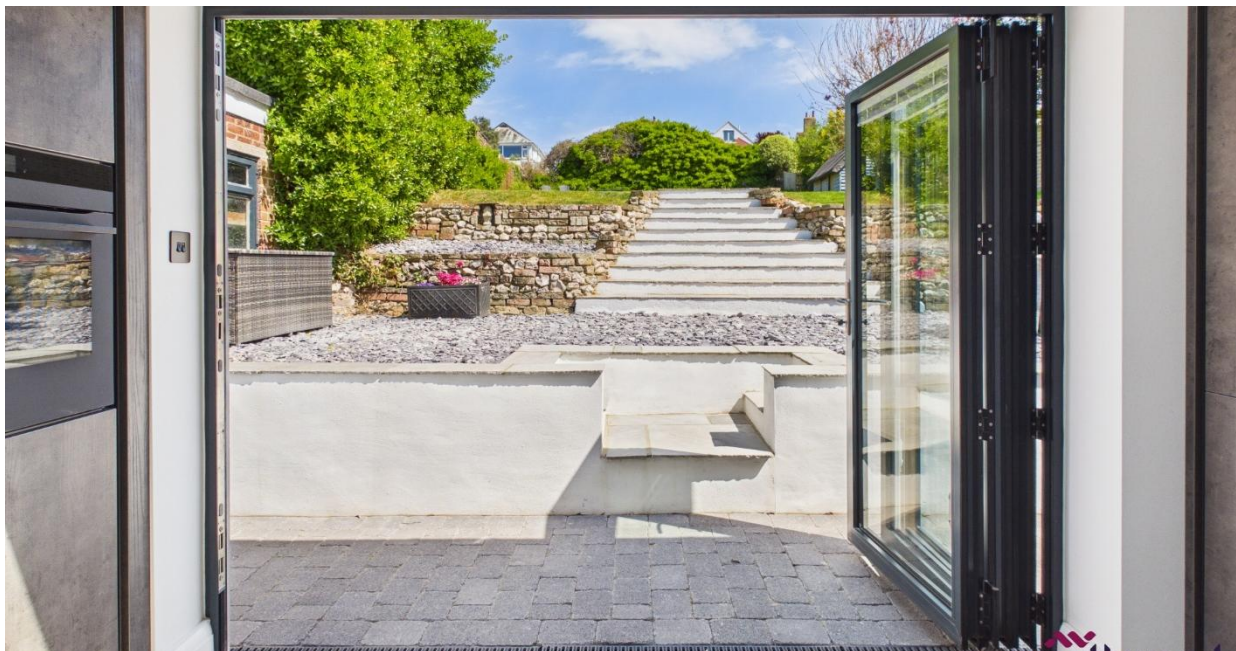
4.25m x 3.59m (13'11" x 11'10")

Large, sunny dining room which could be used as a fifth bedroom or home office, carpeted with inset spotlights, engineered wooden flooring, modern anthracite radiator and uPVC bay window to front aspect

Cloakroom

1.49m x 0.81m (4'11" x 2'8")

Convenient downstairs cloakroom with wooden flooring, motion-activated lighting, heated towel rail, uPVC double-glazed window to side aspect and white suite comprising WC and basin



First-Floor Landing

5m x 1.63m (16'5" x 5'4")

Centrally positioned first-floor landing, carpeted with anthracite radiator and doors to all first-floor rooms

Bedroom One

4.57m x 3.2m (15'0" x 10'6")

Large double bedroom, carpeted with anthracite radiator, inset spotlights, built-in mirrored wardrobes and uPVC double glazed window to front aspect affording sea views

Bedroom Two

3.61m x 3.03m (11'10" x 9'11")

Large double bedroom, carpeted with anthracite radiator, inset spotlights and uPVC double glazed window to front aspect affording sea views

Bedroom Three

3.01m x 2.88m (9'11" x 9'5")

Double bedroom, carpeted with anthracite radiator, inset spotlights and uPVC double glazed window to rear aspect

Bathroom One

2.21m x 1.79m (7'4" x 5'11")

Family bathroom, clad in sandstone-effect tiles with uPVC double-glazed window to side aspect and white suite comprising basin, WC and bath with shower over

Bathroom Two

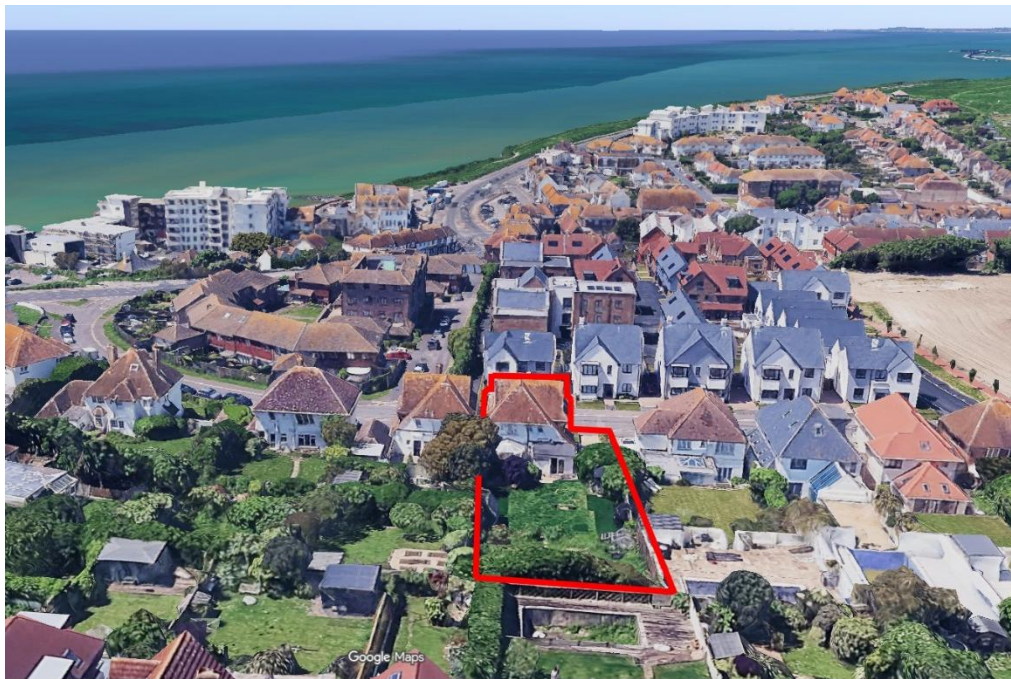
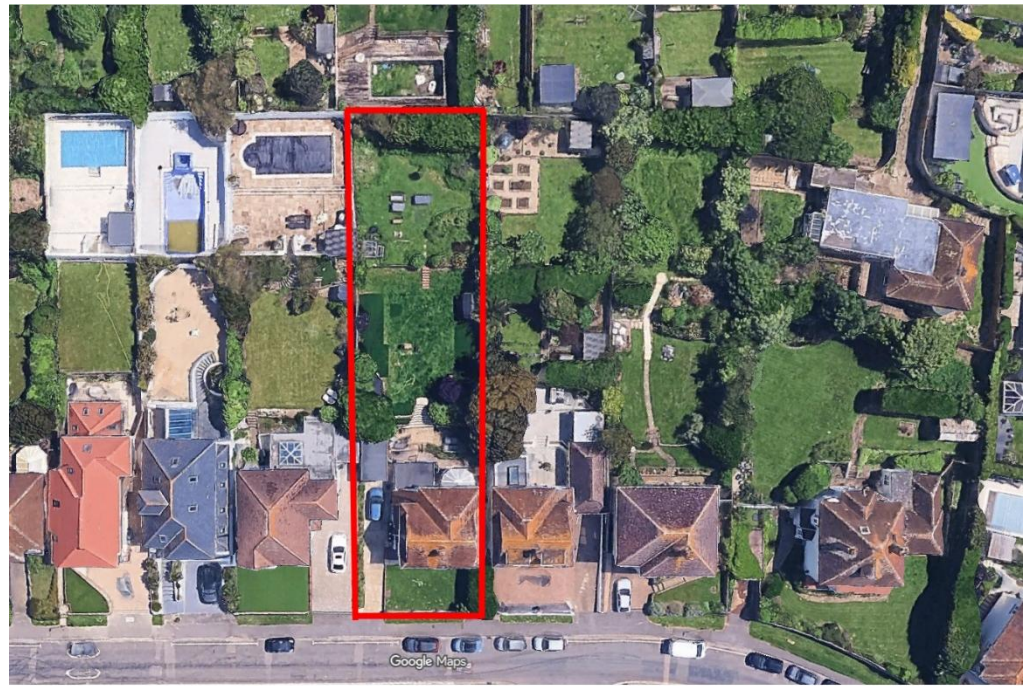
3.15m x 1.54m (10'4" x 5'1")

Guest bathroom, tiled with uPVC double-glazed window to rear aspect and white suite comprising basin, WC and corner bath

Bedroom Four/Office/Hobby Room

7.59m x 2.64m (24'11" x 8'8")

Spacious, dual-aspect bedroom, carpeted with useful eaves storage, inset spotlights, two radiators and uPVC double-glazed windows to side aspects



Conservatory

3.63m x 2.27m (11'11" x 7'5")

Tiled, uPVC conservatory off the living room providing access to the private rear garden

Rear Garden

Substantial rear garden with patio, lawn, shed, summerhouse and elevated seating areas perfectly positioned to enjoy the sea views

Garage

5.83m x 2.95m (19'1" x 9'8")

Detached brick garage with up and over door and light and power



Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com