



## Rottingdean Place, Rottingdean Brighton BN2 7FS

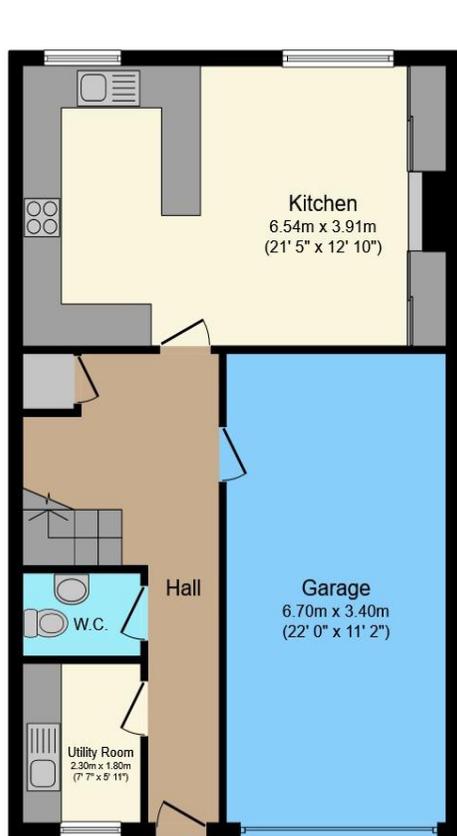
*\*GUIDE PRICE £750,000-£800,000\** Located in the highly sought-after area of Rottingdean Place, this 4-bedroom terraced house offers a perfect blend of modern living, space, and luxury, making it an ideal family home. With spacious rooms, top-tier amenities, and stunning views of the South Downs.

**welcome to**

## **Rottingdean Place, Rottingdean Brighton**

The property boasts a huge lounge area that's perfect for family gatherings or quiet evenings. The open-plan kitchen/diner provides a contemporary, bright space, ideal for cooking and entertaining. The kitchen is fully equipped with modern appliances and offers ample storage and workspace. The generously sized master bedroom comes with its own private en suite, offering the perfect retreat for rest and relaxation. All bedrooms are well-proportioned and perfect for growing families or guests, with plenty of room for wardrobes and study desks if needed.

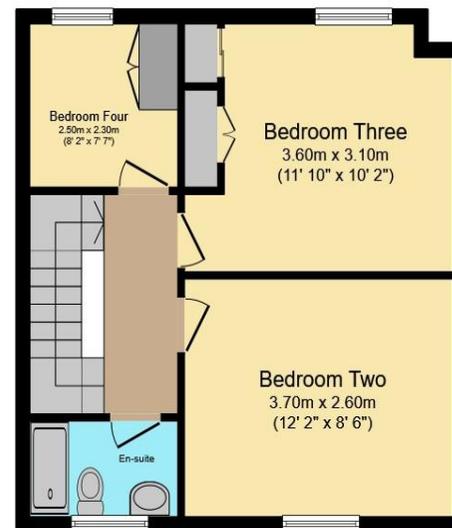




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 188.3 m<sup>2</sup> (2,027 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)

For added convenience, there is a utility room to keep laundry and cleaning tasks out of sight, as well as a garage offering plenty of storage and space for your vehicle. The property offers access to a range of first-class on-site amenities that truly elevate this home. Residents can enjoy a tennis court, swimming pool, gym, and a BBQ area, perfect for relaxing and socialising with family and friends. There's also a driving range, ideal for golf enthusiasts.

Enjoy breathtaking views of the South Downs right from your doorstep. The grounds also offer a serene space for a lovely walk, giving you a peaceful environment to unwind and enjoy nature at its best.

Situated in Rottingdean Place, the property is ideally located for easy access to local shops, schools, and transport links, while still offering the tranquillity of a more private setting. The South Downs National Park is right on your doorstep,

welcome to

## Rottingdean Place, Rottingdean Brighton

- 4 BEDROOM
- GARAGE
- VIEWS OF SOUTH DOWNS
- ONSITE SWIMMING POOL AND GYM
- GARDEN AREA
- UTILITY SPACE
- NEARBY BUS ROUTE
- GATED PROPERTY

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTD105161 - 0006

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