



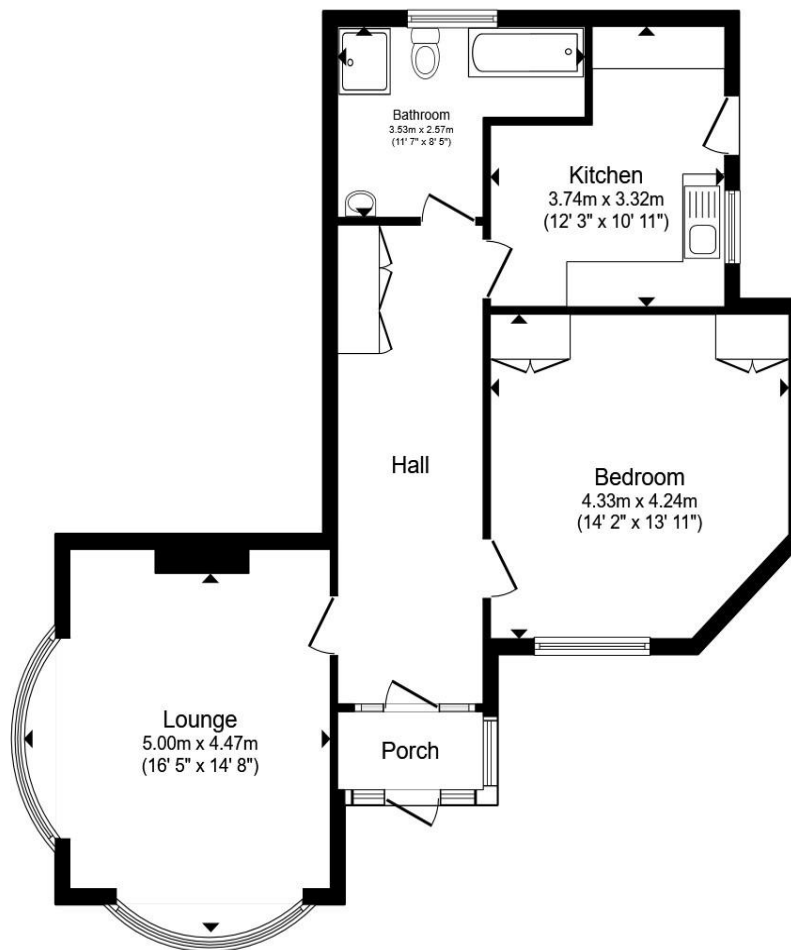
Marine Drive, Rottingdean, Brighton BN2 7HJ

welcome to

Marine Drive, Rottingdean Brighton

Impressive One-bedroom Apartment with sea views.





Total floor area 70.0 m² (753 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.propertybox.io



A fantastic truly glorious one-bedroom apartment with beautiful sea views, ideally located in the charming village of Rottingdean. This ground floor property offers a wonderful blend of space, character, and coastal living.

On entering an extremely large and inviting hallway, setting the tone for the generous proportions throughout. The lounge is particularly impressive, featuring high ceilings and dual-aspect windows that flood the room with natural light, while an original feature fireplace adds charm and character.

The spacious double bedroom benefits from fitted wardrobes and enjoys delightful sea views, providing a peaceful and relaxing retreat. The kitchen is well-appointed with an excellent range of units, along with space for a small kitchen table, making it both practical and sociable. The bathroom is fitted with a full suite, including a bath and a separate shower, offering added convenience. Outside, the property continues to impress with both front and rear gardens, featuring mature shrubs and enjoying a desirable corner position.

Further benefits include a private street entrance, enhancing the sense of independence and privacy. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Marine Drive, Rottingdean Brighton

- IMPRESSIVE ONE-BEDROOM APARTMENT
- SHARE OF FREEHOLD
- EXCELLENT SEA VIEWS
- FRONT AND REAR GARDENS
- PRIVATE STREET ENTRANCE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD105387



Property Ref:
RTD105387 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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