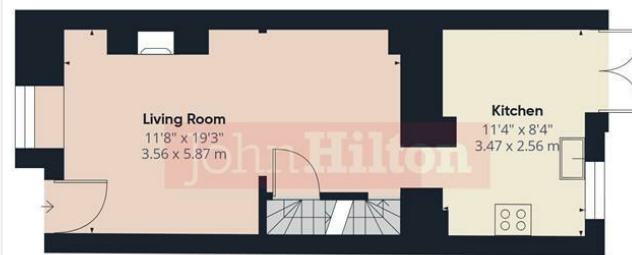




Ground Floor



Floor 1

Approximate total area⁽¹⁾
1063 ft²
98.8 m²

Reduced headroom
72 ft²
6.7 m²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Total Area Approx sq ft

29 High Street, Rottingdean, BN2 7HE

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

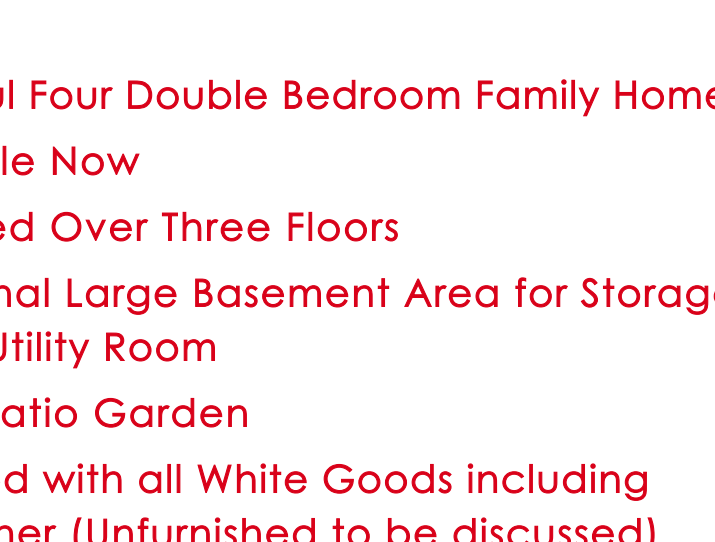
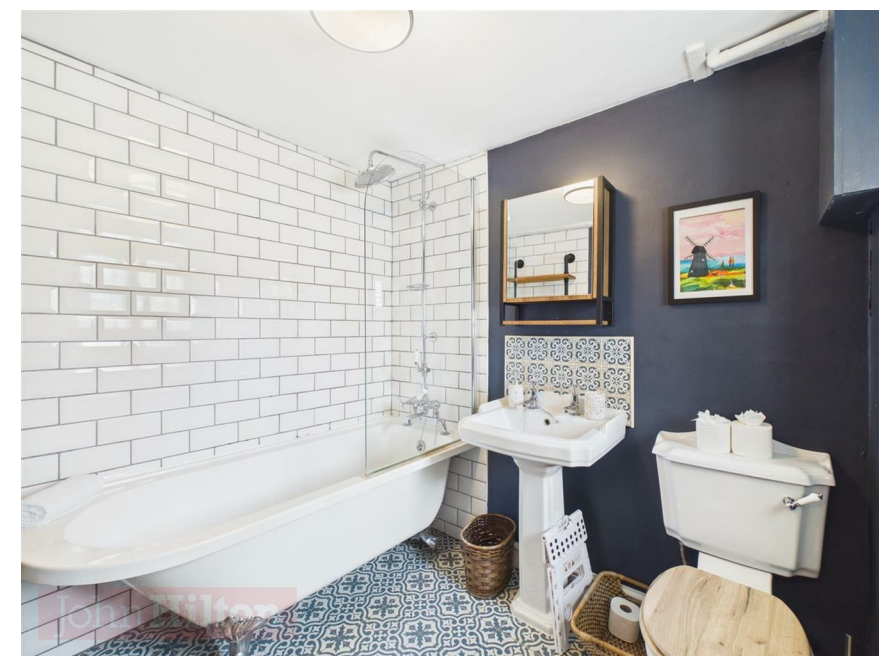
PCM £2,600 PCM

29 High Street, Rottingdean, BN2 7HE

- Beautiful 4 double bedroom family home
- Available now
- Very characterful and homely house with a country cottage feel
- Furnished with all white goods including dishwasher (Unfurnished to be discussed)
- Separate living room and kitchen
- Arranged over 3 floors with large additional basement area for storage and/ or utility room.
- Sunny patio garden
- Popular central Rottingdean location, a stones throw from the sea
- Pets permitted
- Council tax band C
- Parking available

A holding deposit of £600.00 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



- Beautiful Four Double Bedroom Family Home
- Available Now
- Arranged Over Three Floors
- Additional Large Basement Area for Storage and/or Utility Room
- Sunny Patio Garden
- Furnished with all White Goods including Dishwasher (Unfurnished to be discussed)
- Popular Central Rottingdean Location
- A Stone's Throw from the Sea
- Parking Available
- Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **C**