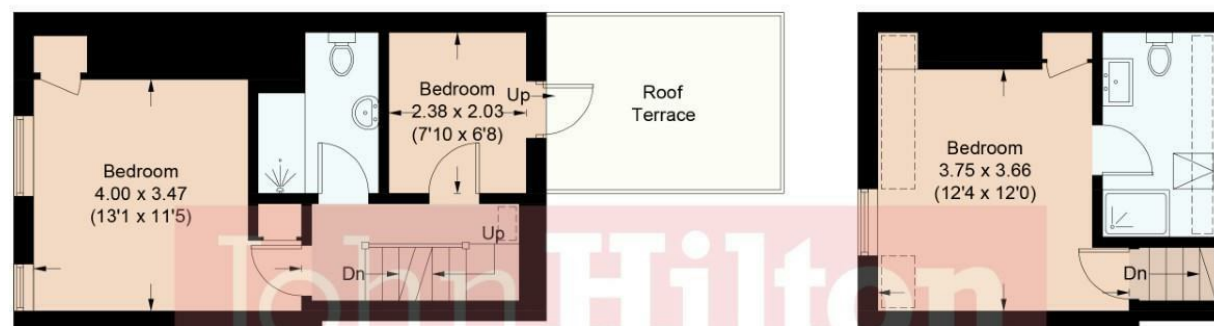


High Street, Rottingdean, BN2 7HE

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft

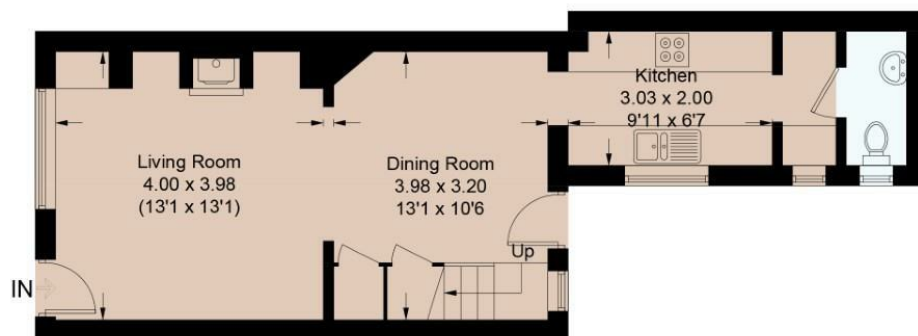


= Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

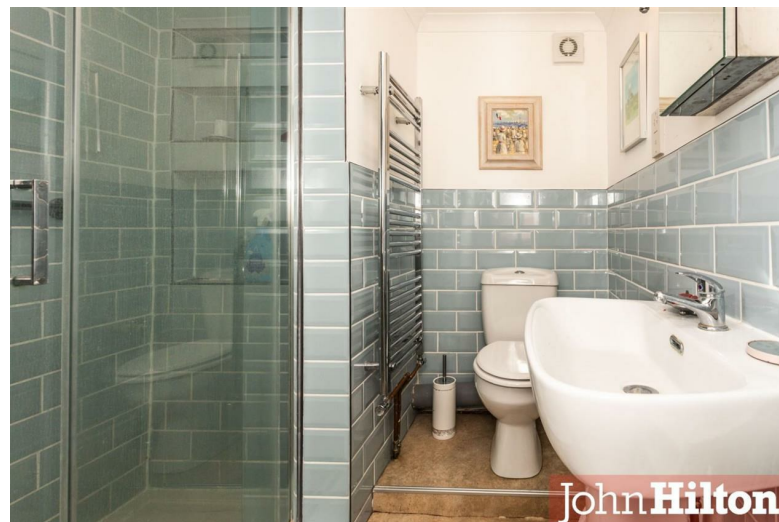


Total Area Approx 976.00 sq ft

69 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

£450,000 Freehold



69 High Street Rottingdean, BN2 7HE

A charming and deceptively spacious three-bedroom period cottage, ideally situated in the heart of the village, blending character features with modern conveniences and offering flexible accommodation arranged over three floors.

The property opens into a good-size open-plan living and dining space with oak beams, a feature beamed fireplace, inset alcoves and exposed brick built-in storage. The generous living area is situated to the front with window overlooking the High Street, while the dining area to the rear benefits from a glazed stable door opening onto the courtyard, and understairs storage.

To the rear, the modern and well-appointed kitchen has a window overlooking the courtyard and is fitted with a range of white shaker-style base and wall units complemented by a butler sink, integrated dishwasher, inset ceramic hob and fan-assisted oven. A utility area provides space and plumbing for a washing machine, tumble dryer and full-height fridge-freezer, together with a glazed and braced door to the convenient ground-floor cloakroom.

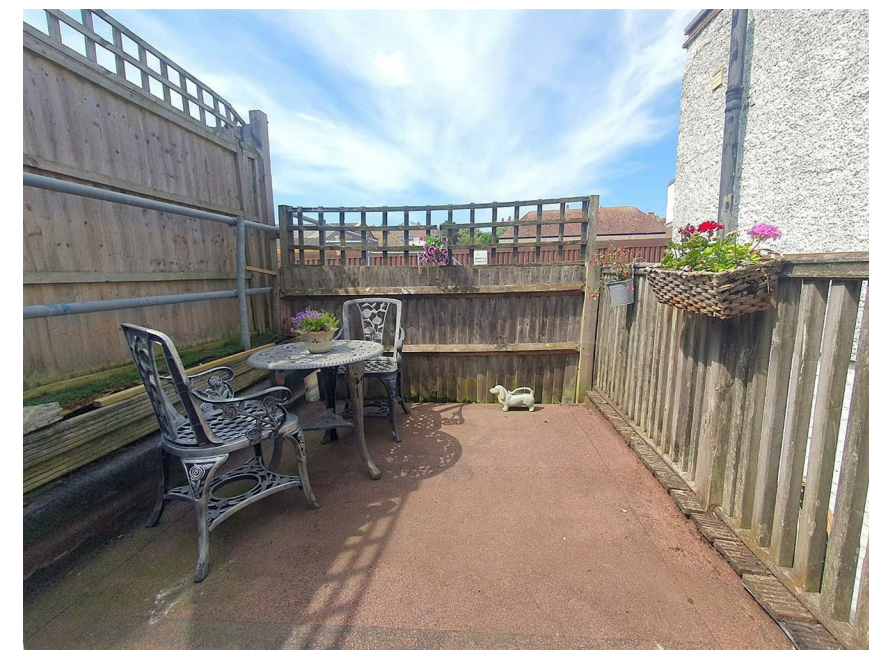
Stairs with feature wrought iron balustrades lead from the dining area to the first-floor landing having original balustrades, uPVC double-glazed window, and further stairs to the second floor. There is tongue-and-groove panelling to one wall with matching door into the main bathroom which has part-tiled walls, a walk-in shower with thermostatic shower, tiled surround and sliding glass doors, pedestal wash hand basin and low-level WC, shaver point, built-in storage cupboard and chrome heated towel rail.

Bedroom Two has two windows overlooking the High Street and features a built-in single wardrobe, central ceiling rose and two wall light points, while Bedroom Three has a uPVC double-glazed sash window giving access to the westerly roof terrace with handrail and space for patio furniture.

Occupying the entire second floor, the principal bedroom suite has a glazed dormer bay window to the front overlooking the High Street, built-in storage and an en-suite shower room which runs along the back of the property with a westerly aspect Velux window providing rooftop views. There is a single walk-in shower with thermostatic shower and bi-fold glass door, pedestal wash hand basin and low-level WC, built-in eaves storage and radiator.

Combining period charm with practical modern living, this delightful cottage offers versatile accommodation in a highly convenient central village location, making it an ideal permanent residence, weekend retreat or investment opportunity - ideal for those wanting the village life while being only a 10-minute drive from central Brighton.

Rottingdean's vibrant mix of independent shops, cafes, traditional pubs and restaurants are on the doorstep, and it's just a 5-minute walk to the beach and the seafront, with regular bus services into Brighton's city centre. There is easy access to open green spaces including The Green & village pond (1-2 mins walk), Beacon Hill and the South Downs (5 mins walk) and Rottingdean Recreation Ground (10 mins walk), as well as excellent links to the A27/A23 road networks.



- Charming Three-Bedroom Period Cottage
- Open-Plan Living & Dining Space
- Original Features inc. Exposed Beams & Feature Fireplace
- Well-Equipped Shaker-Style Kitchen
- Utility Area & Ground-Floor Cloakroom
- Contemporary Family Bathroom
- Spacious Second-Floor Principal Bedroom Suite
- En-Suite Shower Room & Extensive Built-in Storage
- Rooftop Terrace & Courtyard
- Central Village Location Overlooking the High Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: **D**