



Royles Close, Rottingdean Brighton BN2 7DQ

Stunning Detached Home in Sought-After Rottingdean with Sea & Countryside Views

welcome to

Royles Close, Rottingdean Brighton

Set in the highly desirable village of Rottingdean, this impressive home offers exceptional kerb appeal with a beautifully block-paved driveway providing parking for up to three vehicles. Sweeping steps lead through the front garden to an elegant entrance and inner porch, where double doors open into a striking and welcoming hallway. The spacious lounge is of excellent proportions and features an attractive focal fireplace with surround. The room is L-shaped, seamlessly incorporating a dining area and enjoying views over the delightful rear garden.

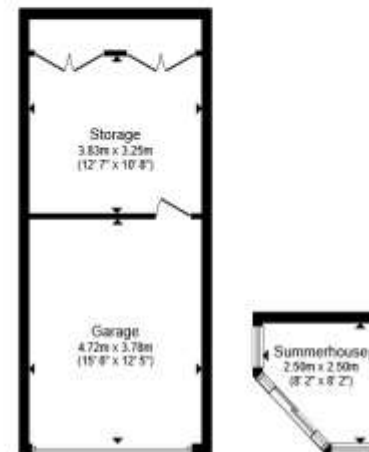




Ground Floor



First Floor



Outbuilding

Total floor area 175.5 m² (1,889 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



The garden is a true highlight, boasting mature trees including fruit trees, established shrubs, a charming garden building and a patio area ideal for outdoor entertaining. The well-appointed kitchen offers a comprehensive range of quality units and is fitted with Bosch appliances, along with a waste disposal system and water filter. A separate utility room provides additional storage and has a side door leading directly to the garden. The ground floor also benefits from a stylish shower room with excellent tiling, underfloor heating throughout, and a versatile third bedroom enjoying lovely sea views. Upstairs, a large landing offers ample storage. The principal bedroom features fitted wardrobes and generous eaves storage, while the second bedroom is an impressive large double. The family bathroom is well designed, offering both a separate bath and a power shower.

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- Stunning View Of Both Sea And Countryside
- Three bedrooms
- Mature Front And Rear Gardens
- Beautifully Presented Throughout
- Two Bathrooms
- Parking For Several Cars
- Garage With Room For Home Office/Gym
- Sought After Village Location

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

offers in excess of

£1,000,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTD104225 - 0002

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