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Norton House, The Green
Rottingdean
Guide Price Asking Price £675,000







# Norton House, Rottingdean

Superbly located in picturesque Rottingdean village, a spacious and unique TWO BEDROOMED PENTHOUSE APARTMENT with a ROOF TERRACE, SEA & COUNTRYSIDE VIEWS and its own PRIVATE OFF-STREET ENTRANCE.

This delightful home is wonderfully positioned in the heart of Rottingdean, moments from the former home of Rudyard Kipling, and overlooking the charming duck pond and The Green. A one-of-a-kind penthouse apartment spanning over 1,500 sqft/140sqm and set within a historic Grade II Listed building.

Built in the early 19th century, Norton House boasts an intriguing history. Originally built as a villa for two sisters, it later served as a retreat for friends of the Prince Regent, a hotel, and a boys' school, before being sympathetically divided into maisonettes and a penthouse during the 1960s.

The property benefits from its own private street entrance, with a convenient ground-floor WC and stairs leading to the penthouse accommodation on the second floor. At the heart of the home is a wonderful reception room measuring over 24 feet in length, with a square-fronted bay window, feature fireplace and plenty of room for dining. Doors open directly onto the private roof terrace, bringing the outside space into the living area. There is also a separate light-filled fitted kitchen, two good-sized bedrooms, one with fitted wardrobes and characterful sash windows, a bathroom and a separate WC.

The private roof terrace is a real highlight, offering an inviting spot for al fresco dining and relaxing while boasting delightful views and summer sunsets over the hill.







Equally appealing is the sense of tranquillity, space and natural light that extends throughout the apartment. From its peaceful setting despite the road outside to the beautiful sun-drenched kitchen in summer, every room enjoys views of either the sea or rolling countryside, creating a home with a truly special atmosphere.

**The Local Area**

Rottingdean is a historic village by the sea at the foot of the South Downs. The village developed in Saxon times as a small farming community around the pond opposite the church. In Old English, the name 'Rottingdean' means 'the valley of Rota's people'. Towards the end of the 19th century, the village became popular with writers and painters. These included the artists Sir Edward Burne-Jones and Sir William Nicholson, and the writers Rudyard Kipling and Enid Bagnold.

Norton House is located in the centre of the village within walking distance of a varied range of local amenities including independent and vintage/antiques shops, five pubs, cafés, a traditional butcher, a post office, and a Tesco Express. The pebbled beach backed by white chalk cliffs is also a short walk away, providing a popular spot for swimming, exploring rock pools, and coastal walks, while the nearby Undercliff Walk stretches along the coastline, offering a scenic route for walking, running and cycling.

For those who enjoy the outdoors, Beacon Hill Nature Reserve, Rottingdean's iconic windmill and the network of footpaths across the South Downs provide plenty of opportunities to explore. Brighton Marina is situated nearby along the main coast road and includes a selection of restaurants, bars, and leisure facilities.









Brighton city centre is approximately 15 minutes away by car or around 20 minutes by bus, offering a wide range of retail outlets, cultural venues, galleries, theatres, and dining options, as well as access to the seafront and pier.

The area benefits from good transport connections. The A27 is less than a 15-minute drive away, providing routes towards Lewes and surrounding areas, while the A23 offers direct links to London and is also easily accessible.

**Further Information**
The property is not in a controlled parking zone. Currently, the property is in Council Tax band E, which was charged at £3,152.65 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

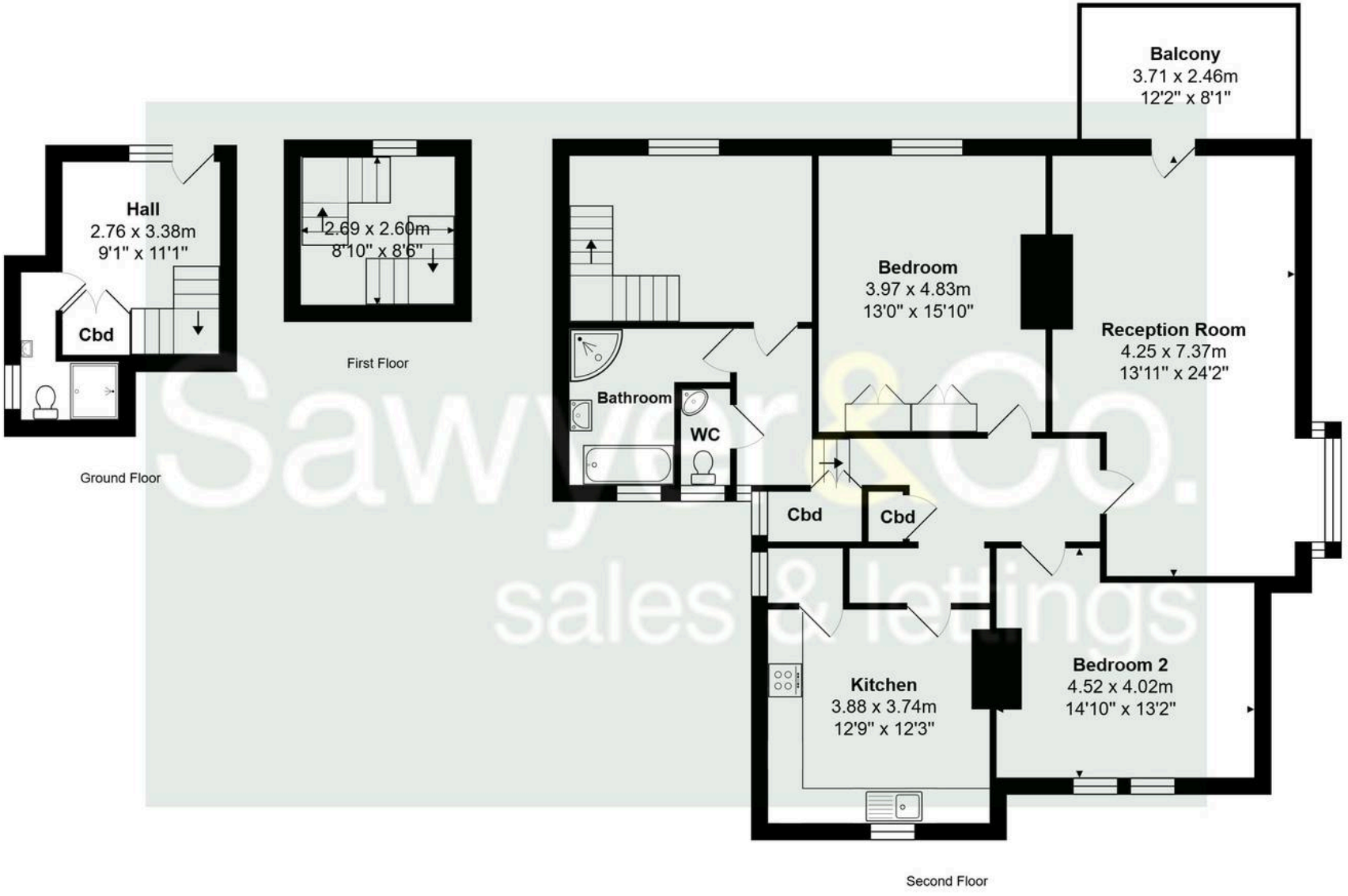
Unexpired term on lease - 973 years

Service Charge - paid on an ad hoc basis

This information has been provided by the seller. Please obtain verification via your legal representative.








Total Area: 141.3 m² ... 1521 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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# Sawyer & Co- Brighton


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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.