



## Highcliff Court

High Street, BN2 7JP

**£490,000**

Share of Freehold

EPC Rating : D

- Stylishly renovated top floor, 2 bed apartment
- Stunning uninterrupted beach, sea and coastal views
- Living room with Southwest facing balcony, fitted kitchen
- Shower room, cloakroom, allocated parking space

**H2O**  
**HOMES**



Highcliff Court is located within historic parish of Rottingdean where the Kipling gardens and picturesque St Margaret's Church can be found amongst other equally notable buildings. Rottingdean offers good local shopping facilities as well as pubs and café's with excellent schools within easy reach of bustling Brighton approximately 5 miles away. There are good road links to both the A23 and A27.

Experience the ultimate seaside escape with this beautifully renovated top floor apartment, perfectly positioned in this sought after seafront block. Offering uninterrupted sea views, a prime South and Southwest facing aspect and direct access to the beach, this is coastal living at its finest! This bright and airy home features 2 bedrooms, both with simply stunning beach and sea views, a stylish shower room and a separate cloakroom, all finished to an exceptionally high standard. The living space is enhanced by picture windows and a private balcony, drawing in natural light and framing the spectacular coastal scenery. A sleek and contemporary kitchen boasts quality integrated appliances and modern acrylic worktops for a clean and minimalist finish and the shower room showcases a large double shower cubicle with a contemporary vanity unit, complemented by a stylish cloakroom. No detail has been overlooked in the extensive renovation including a full re-wire, re-plumbing, new boiler and new radiators. New flooring and zoned lighting throughout complete the fresh, modern aesthetic. This exceptional apartment will delight many style of buyers looking for a main home or coastal retreat, the property also benefits from an allocated parking space, a rare and valuable bonus in such a prime location. If additional space is desired, there is also the opportunity to purchase a studio within the block with a large roof terrace affording stunning panoramic sea and coastal views, offering a versatile extension to the property - ideal as a home office, creative retreat or private accommodation for visiting guests. Furthermore, there is a neighbouring 2 bedroom property available to purchase with a delightful open plan kitchen/living room and equally gorgeous coastal vistas should extra accommodation be sought.

#### ENTRY

Ground floor entrance with security entry system. Stairs to 4th floor. Individual door to apartment.

#### ENTRANCE HALL

Giving access to all rooms. Security entry phone. Large storage cupboard housing Bosch washer/dryer. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling downlights. Wood effect floor.

#### CLOAKROOM

High level obscure glazed window. Hand basin with mixer tap. Low level WC with concealed cistern. Coved ceiling. Ceiling downlights. Wood effect floor.



#### KITCHEN

13' 5" x 6' 6" (4.09m x 1.98m)

Double glazed window with venetian blind. Fully fitted kitchen comprising Bosch electric oven and 4 ring induction hob. Concealed extractor hood over. Integrated Bosch fridge/freezer and slimline dishwasher. Range of wall and base units. Concealed under unit lighting. Worktops with matching upstands. Underslung stainless steel sink with mixer tap and acrylic drainer. Pantry cupboard. Ideal wall mounted gas combination boiler. Power points. Wood effect floor.



**LIVING/DINING ROOM**

17' 10" x 12' 5" (5.44m x 3.78m)

Southwest facing sliding door to balcony and large picture window. Further Southwest facing window. Venetian blinds. TV point. Power points. 2 radiators. Covered ceiling. Dimmable ceiling lights and downlights. Fitted carpet.



**BALCONY**

Private Southwest facing balcony providing stunning sea and coastal views.

**BEDROOM ONE**

16' 1" x 14' 3" (4.9m x 4.34m)

South and Southwest facing windows with views over the beach and sea. Curtain tracks and blackout curtains. Range of fitted cupboards. Radiator. Power points. Coved ceiling. Dimmable ceiling lights and downlights. Fitted carpet.

**BEDROOM TWO**

16' 5" x 9' 0" (5m x 2.74m)

South facing window with views directly over the beach and the sea. Curtain track and blackout curtains. Fitted double cupboard. Radiator. Power points. Coved ceiling. Dimmable ceiling light and downlights. Fitted carpet.

**SHOWER ROOM**

6' 8" x 5' 1" (2.03m x 1.55m)

High level obscure glazed window. Large double shower cubicle with glazed sliding door. Hand basin with mixer tap set in vanity unit. Large wall mirror with concealed lighting. Heated towel rail. Recessed ceiling lights. Wood effect floor.

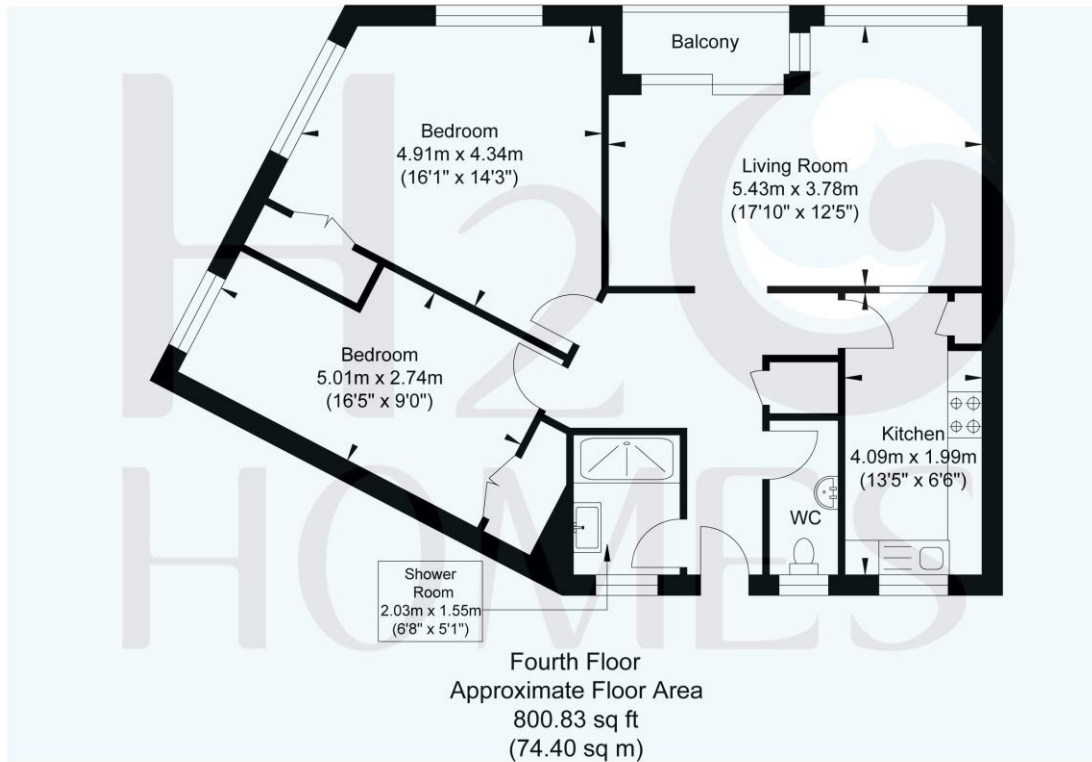


**PARKING SPACE**

Allocated adjacent to the block.



## High Cliff Court



Approximate Gross Internal Area = 74.40 sq m / 800.83 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TENURE

Share of Freehold – 999 lease from June 1967

### SERVICE CHARGE

£4,979.40 (approximately) TBC per annum

### COUNCIL TAX BAND

Tax band A

### LOCAL AUTHORITY

Brighton & Hove Council

### OFFICE

34 Waterfront, Brighton Marina Village,  
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk  
www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements