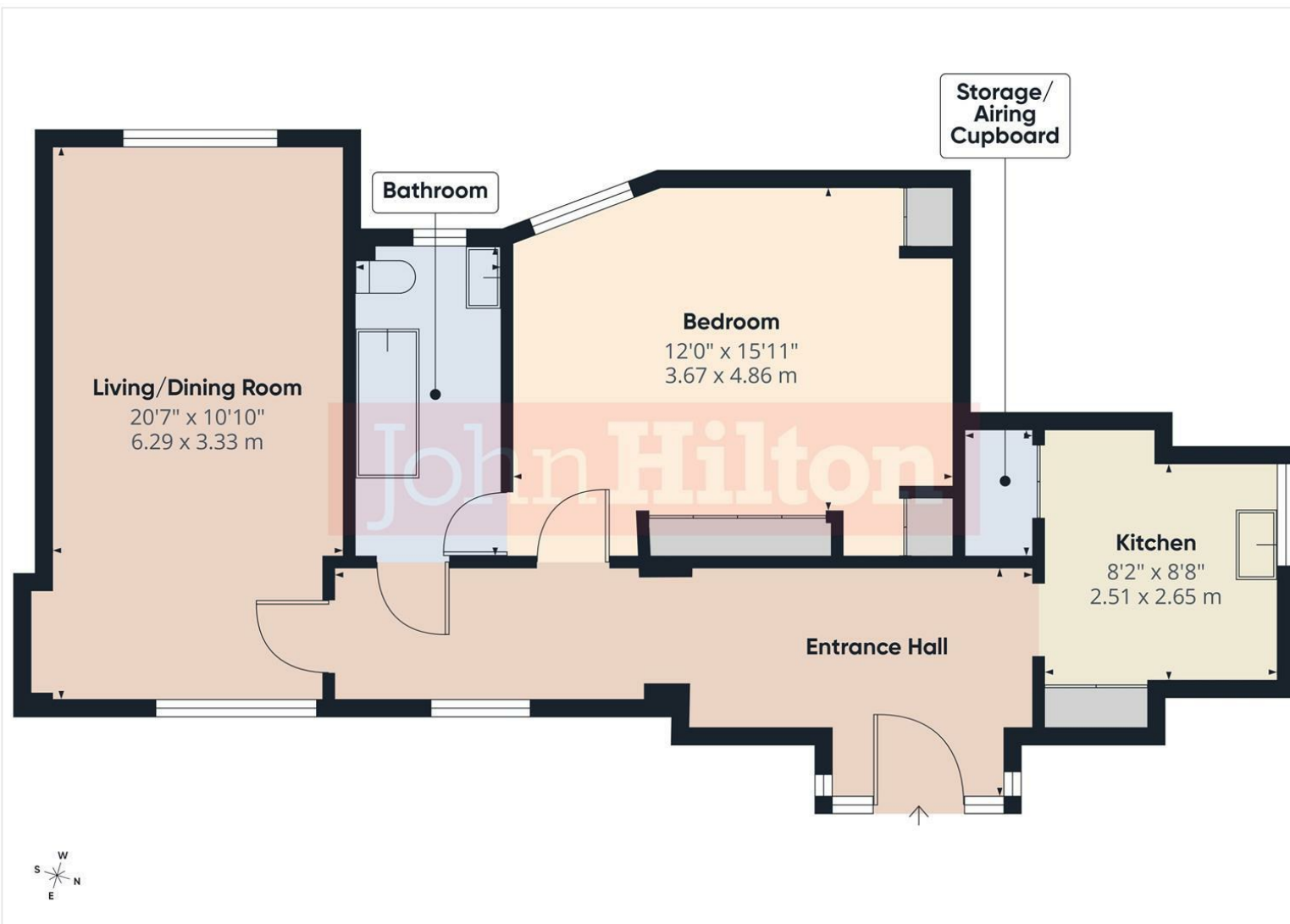


JohnHilton

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Est 1972



Total Area Approx 755.00 sq ft

21 Tudor Close, Dean Court Road, Rottingdean, BN2 7DF

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

Guide Price £275,000-£295,000
Leasehold - Share of Freehold

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21 Tudor Close Dean Court Road Rottingdean, BN2 7DF

*** GUIDE PRICE £275,000-£295,000 ***

Charming Grade II Listed One-Bedroom Apartment in the Heart of Rottingdean!

An attractive and spacious one-bedroom raised ground-floor apartment forming part of this prestigious Grade II Listed development, ideally situated in the heart of Rottingdean village. Enjoying a dual-aspect, the apartment takes full advantage of the beautifully maintained communal grounds, with delightful views overlooking the central courtyard and lawned gardens with flower borders, nestled in the peaceful surroundings of the South Downs.

The apartment is approached via a stepped pathway via the communal gardens, allowing residents and visitors to appreciate the full splendour of the development, with its carved oak fascia and leaded-light windows.

A spacious entrance hall, filled with natural light and featuring polished pine flooring, leads to the impressive dual-aspect living/dining room offering attractive views across both the inner courtyard and the communal gardens, with a feature stone fireplace, leaded-light windows with secondary glazing, and ample space for entertaining.

The generously sized bedroom overlooks the inner courtyard and provides a range of built-in storage plus access to the Jack-and-Jill bathroom which retains much of its original character, featuring distinctive Art Deco tiling and a bath with matching pedestal wash basin and WC.

The separate kitchen, with tiled floor and window to the front, is fitted with limed oak wall and base units alongside some original cabinetry, with tiled splashbacks, an inset stainless-steel sink with drainer, plumbing for a washing machine, space for an electric oven and fridge-freezer, and there's a useful walk-in storage area housing the hot water tank with additional shelving.

Situated in the heart of Rottingdean Village, just off the South Coast Road on the outskirts of Brighton, the apartment is a short walk from the High Street with its vibrant mix of independent shops, cafes, traditional pubs, the newly refurbished White Horses Hotel, amenities such as a butcher, greengrocer, dentist and Post Office, and two primary schools. Just moments from the beach and the popular undercliff walk which takes you all the way to Brighton Marina and beyond, and regular buses from the seafront into Brighton city centre and mainline station.

A Fascinating History

Originally constructed by the Saltdean Estate Company during the Great Depression to provide employment for skilled tradespeople, the development became a hotel in the 1930s and quickly established itself as a popular retreat for Hollywood celebrities and high-profile guests, including Cary Grant, Bette Davis and Errol Flynn.

The hotel had a unique connection to the board game 'Cluedo', having been the inspiration for the original Waddingtons version that was initially released under the title 'Murder at Tudor Close'. In 1952, the hotel was converted into 29 houses and apartments, creating the distinctive residential community enjoyed today.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**

- Ground Floor, Grade II Listed Apartment
- One Spacious Bedroom
- Separate Kitchen
- Dual Aspect Living/Dining Room
- Jack & Jill Bathroom
- Generous Hallway
- Own Private Entrance
- Stunning Communal Gardens
- Share of Freehold
- NO ONWARD CHAIN