



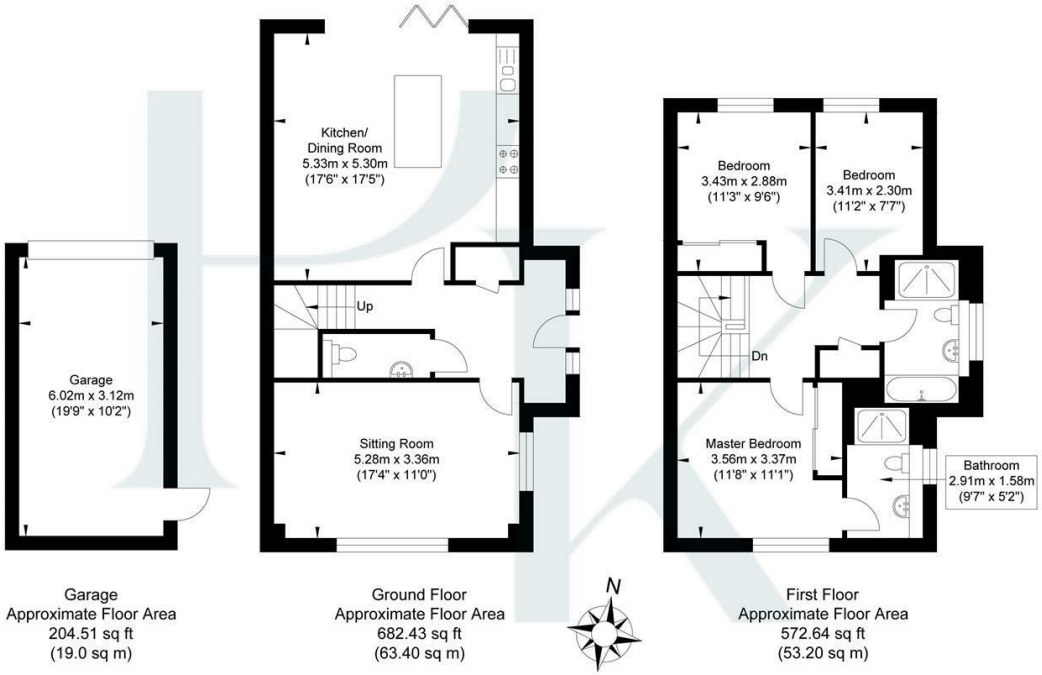




Allingham Place, Rottingdean, BN2 7GW

£3,800 Per month -

Allingham Place



Garage
Approximate Floor Area
204.51 sq ft
(19.0 sq m)

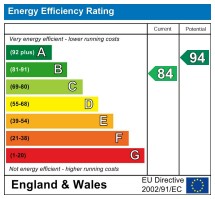
Ground Floor
Approximate Floor Area
682.43 sq ft
(63.40 sq m)

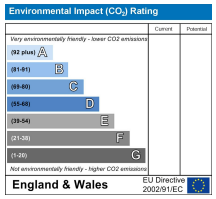
First Floor
Approximate Floor Area
572.64 sq ft
(53.20 sq m)

Approximate Gross Internal Area (Excluding Garage) = 116.60 sq m / 1255.07 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Council Tax: F

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.





Tucked away within an exclusive modern development on the edge of Rottingdean, this beautifully appointed & stylish three-bedroom semi-detached house combines contemporary luxury with a peaceful setting close to the South Downs and the coast. Built in 2023 and still under the remainder of a 10-year warranty, the property enjoys far-reaching views towards open countryside from the first floor, a private landscaped garden, detached garage and driveway with EV charging point.

Designed with both style and practicality in mind, the house has been finished to an exceptional standard throughout with Deuren doors, underfloor heating, Lutron lighting and integrated Sonos sound system creating a sophisticated yet comfortable home environment.

The wide entrance hall immediately sets the tone with excellent built-in storage and a beautifully finished ground floor cloakroom. To the rear of the house, the stunning kitchen/dining room has been designed as the social heart of the home, featuring contemporary Nolte cabinetry, quartz worktops and a substantial central island. Integrated appliances sit seamlessly within the design, while full-width folding doors open directly onto the garden, effortlessly blending inside and outside living.

The garden itself has been thoughtfully landscaped for ease of maintenance and privacy, with Indian sandstone terraces, level lawn and mature planting creating an ideal setting for entertaining or relaxing in the sun. Off-road parking for two cars.

At the front of the property, the elegant living room is flooded with natural light through large windows and offers a calm retreat with bespoke fitted cabinetry and lovely open outlooks.

The first floor provides three generous double bedrooms, all beautifully presented and enjoying a peaceful atmosphere. The principal bedroom benefits from bespoke fitted wardrobes and a luxurious en-suite shower room finished with striking marble-effect tiling and black fittings. A stylish family bathroom serves the remaining bedrooms, continuing the same high-quality finish found throughout the house.

Situated on the edge of the South Downs National Park, the property enjoys the best of both worlds – a quiet residential setting within easy reach of Rottingdean's historic High Street, independent shops, cafés and seafront. Excellent local schools are close by, while Brighton city centre, the Royal Sussex County Hospital and Amex are all within easy reach. Nearby bus routes adjacent to the development offer access across Rottingdean and into the city centre.

Pearson Keehan

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