



Skylarks, Rottingdean Brighton BN2 7AB

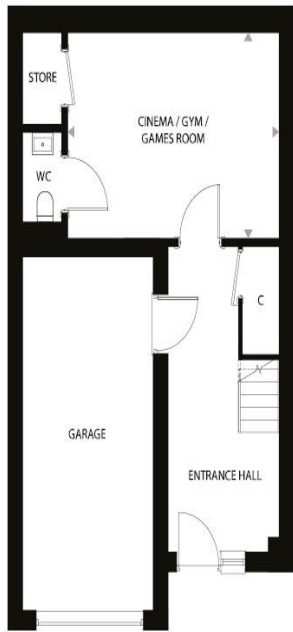
welcome to

Skylarks, Rottingdean Brighton

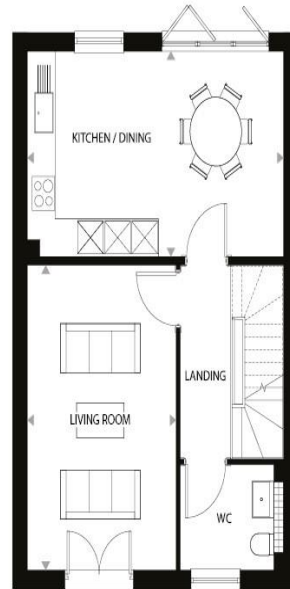
JUST LAUNCHED A versatile three-bedroom townhouse arranged over multiple levels, featuring a lower ground floor cinema/gym room, spacious living areas, and a garage, ideal for flexible modern living.



LOWER GROUND



GROUND



FIRST



PLOT 36 | 3 BEDROOM TOWN HOUSE

Marine



BROOKWORTH
HOMES

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4905 mm x 3570 mm / 16'1" x 11'9"

Ground Floor

KITCHEN / DINING
5950 mm x 3570 mm / 19'6" x 11'8"

LIVING ROOM
3460 mm x 5300 mm / 11'4" x 17'5"

First Floor

BEDROOM 1
4035 mm x 3965 mm / 13'3" x 13'0"

BEDROOM 2
2805 mm x 3620 mm / 9'2" x 11'11"

BEDROOM 3
3055 mm x 3620 mm / 10'0" x 11'11"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

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- COLLECTION OF 3 & 4 BEDROOM CONTEMPORARY HOMES
- LOCATED IN THE SOUGHT AFTER COASTAL VILLAGE OF ROTTINGDEAN
- SPACIOUS KITCHEN, DINING AND FAMILY AREAS METICULOUSLY DESIGNED FOR IDEAL MODERN LIVING
- HIGH SPECIFICATION INTERIORS WITH PREMIUM FINISHES THROUGHOUT
- INTEGRATED APPLIANCES AND BESPOKE MODERN KITCHENS

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108458



Property Ref:
KET108458 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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