



Approximate total area<sup>(1)</sup>  
547 ft<sup>2</sup>  
50.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Total Area Approx 547.00 sq ft

Flat 10, Marine Court, 65 Marine Drive, Rottingdean, BN2 7LG

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 £225,000-£250,000**  
**Leasehold**

## Flat 10, Marine Court 65 Marine Drive Rottingdean, BN2 7LG

\*\*\* GUIDE PRICE £225,000-£250,000 \*\*\*

John Hilton's are delighted to offer this well presented two-bedroom ground floor apartment (for the over-55s) in the heart of the historic Rottingdean Village, with no onward chain. This attractive, purpose-built block with a feature brick and flint finish is located just a stone's throw from the beach and High Street where you'll find a variety of traditional pubs, cafes and shops, the newly refurbished White Horses Hotel, and regular bus services into Brighton's city centre.

As you approach the building there is off-road permit parking, available on a first-come first-serve basis, and the main entrance has a secure entry phone system. A communal lounge and garden are available for the residents along with two lifts within the building. Furthermore, there is a guest suite which can be booked via the house manager.

The apartment front door opens into the L-shaped entrance hall with entry phone system, built-in storage cupboard and separate airing cupboard with pre-lagged hot water tank. There are two good-sized double bedrooms, both with double-glazed windows, one being onto the communal patio area. A sliding door provides ease of access into the fully tiled shower/wet room comprising a wall-mounted electric power shower, pedestal wash basin and low-level WC, with an obscure glazed window to the front.

The spacious lounge/diner has UPVC double-glazed windows and a door which opens to the rear, with a ramp to facilitate wheelchair access to the communal gardens and parking area. From the living room there's an opening through to the kitchen which is fitted with modern white wall, base and drawer units and has a UPVC double-glazed window to the front. There is a ceramic hob with built-in oven below and extractor hood over, square-edged laminate worktops with tiled splashbacks, a single-bowl stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and fridge-freezer, and an extractor fan.



- Ground Floor Apartment
- Over-55 Age Restriction
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Kitchen
- Secure Entry Phone System
- Off-Road Permit Parking
- Located in the Heart of Rottingdean Village
- Close to Local Amenities & Regular Bus Services
- Rental Value £1,350pcm (£16,200pa)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **C**