

John Hilton

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Est 1972



Total Area Approx 1399.32 sq ft

14 The Cape, 11 Marine Drive, Rottingdean, BN2 7GZ

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

£2,500 PCM

view all our properties at:
www.johnhiltons.co.uk



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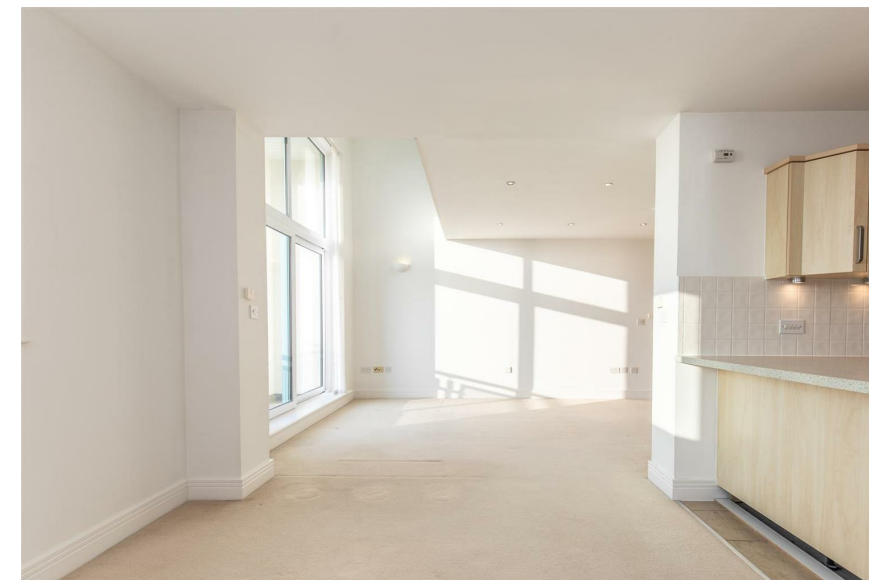


14 The Cape, 11 Marine Drive Rottingdean BN2 7GZ

- Stunning second floor three bedroom duplex
- Two beds with en-suites
- Direct sea views, balcony and roof terrace
- Available June 2nd
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room, dining room, and kitchen leading to the balcony with sea views
- 3 bathrooms
- Not suitable for 3 sharers due to no HMO licence
- Popular seafront location in Rottingdean Village
- Allocated parking
- Sorry no pets due to head lease
- Council tax band G



- A holding deposit of £576.92 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



- Popular Seafront Location in Rottingdean Village
- Stunning Second Floor Duplex Apartment
- Unfurnished with White Goods
- 3 Bedrooms & 3 Bathrooms (2 En-Suite)
- Roof Terrace & Balcony with Panoramic Sea Views
- Open-Plan Living Room, Dining Room & Kitchen Leading to Balcony
- Allocated Parking
- Council Tax Band G
- Available 2nd June

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

Council Tax Band: **G**