



43 Allingham Place

Rottingdean, BN2 7GW

Offers in excess of £860,000

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.

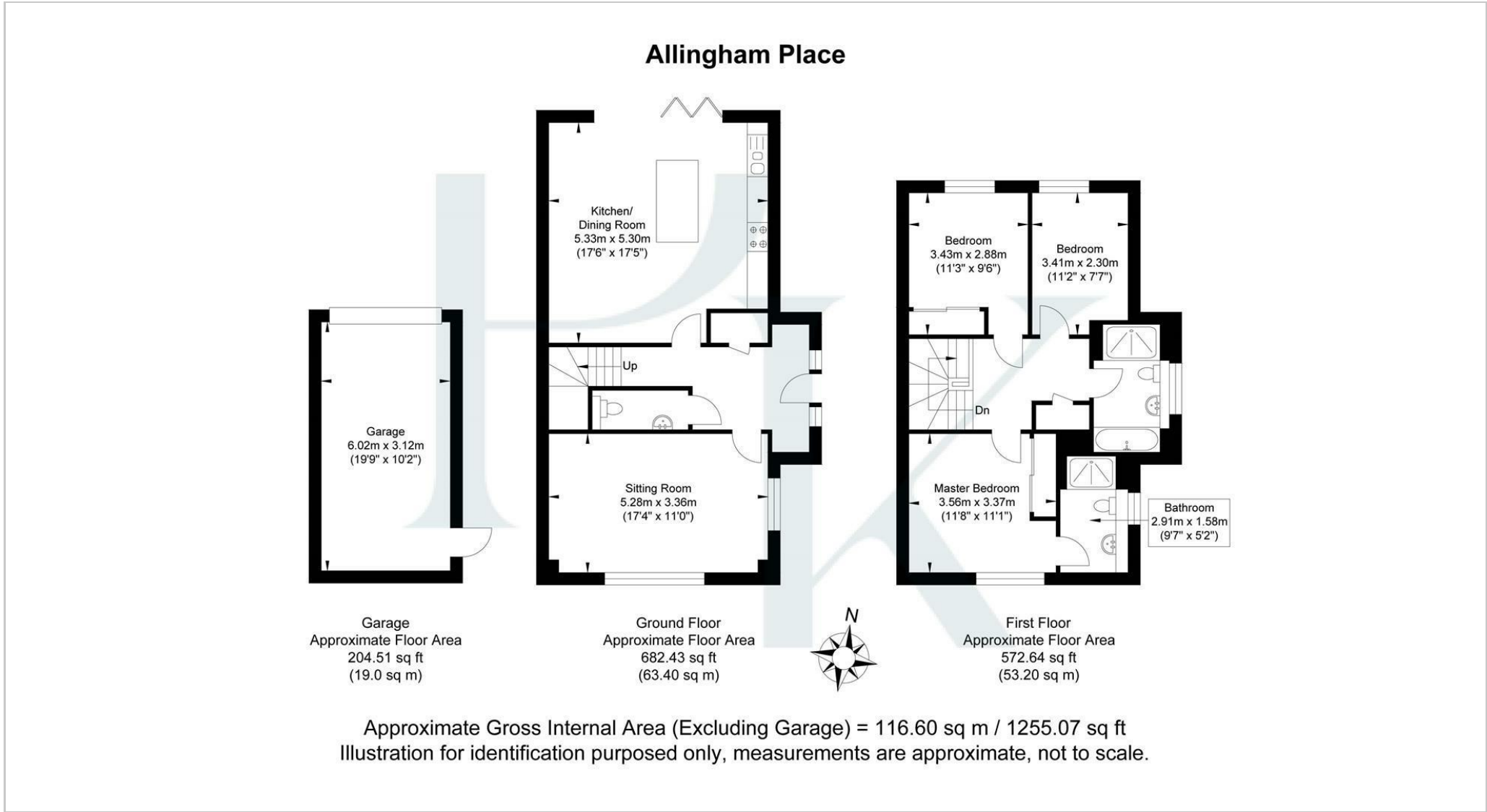
The wide entrance hall immediately sets the tone with excellent built-in storage and a beautifully finished ground floor cloakroom. To the rear of the house, the stunning kitchen/dining room has been designed as the social heart of the home, featuring contemporary Nolte cabinetry, quartz worktops and 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. A detached garage provides additional storage alongside off-road parking.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan