

Dean Court Road, Rottingdean, BN2 7DL

Approximate Gross Internal Area = 228.4 sq m / 2458 sq ft
 Outbuildings = 35.1 sq m / 377 sq ft
 Total = 263.8 sq m / 2836 sq ft

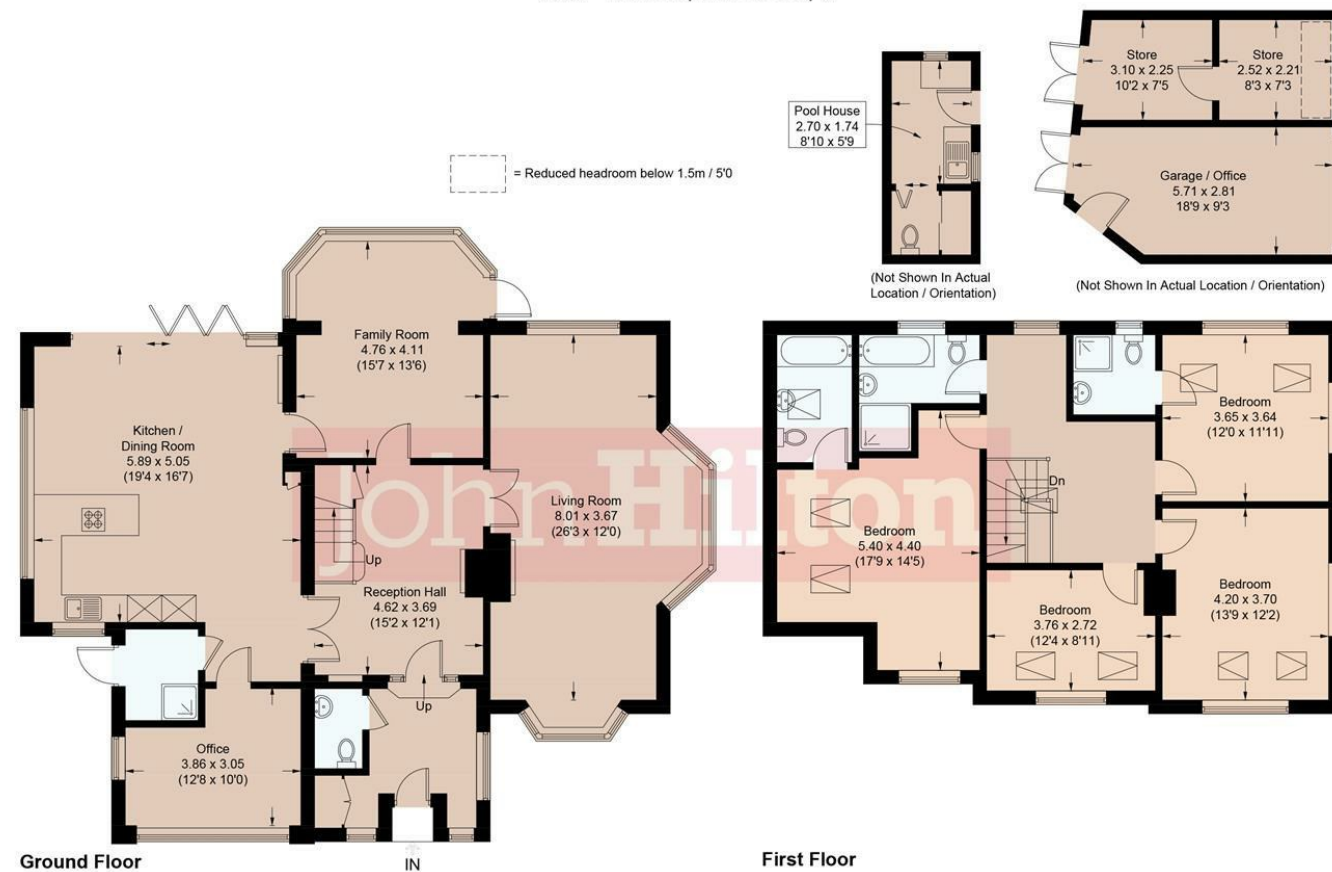


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2026



Total Area Approx 2458.00 sq ft

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To view, contact John Hilton:
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Guide Price £1,500,000-£1,750,000
Freehold



91 Dean Court Road Rottingdean BN2 7DL

*** GUIDE PRICE £1,500,000-£1,750,000 ***

This exceptional and attractive mock Tudor style detached residence, believed to date back to the 1920s and being sold with no onward chain, is beautifully presented and generous in size (approximately 228 sqm / 2458 sq ft) occupying a double-width plot in one of Rottingdean's most prestigious roads, backing onto the South Downs National Park. The slightly tilted position of the property takes full advantage of the green and panoramic views towards the village and sea beyond.



The tastefully styled interior has been thoughtfully designed, maximising natural light entering the property, with the majority of rooms benefitting from a dual or triple aspect and the upstairs rooms having vaulted ceilings with Velux windows. The property has a very homely feel, finished in light neutral tones and predominantly oak flooring, with underfloor heating to the ground floor rooms, bathroom and en-suites.

Approached via a sweeping carriage driveway, on entering the house you are greeted by an impressive entrance hall. The well laid-out accommodation has a nice flow, the heart of the home being the roomy kitchen/dining room which has a pale grey, custom-built, solid wood fitted kitchen with quartz worktops and breakfast bar plus inset Butler sink with hot tap. This comfortable family space has a triple aspect with full-width, bi-folding doors connecting the inside to the outside.

The ground floor further consists of a triple aspect living room with exposed brick chimney breast, family room, separate WC, and utility room which has a separate entrance – ideal for kicking off those muddy boots and cleaning muddy paws! Upstairs, the roomy landing connects to the four spacious bedrooms (two with en-suites) and family bathroom.

The tranquil rear garden backs onto the South Downs National Park and offers a great spot for outdoor relaxation and entertaining. It features an 8-meter heated swimming pool with electrically-operated pool cover, and a pool room with kitchenette and WC.

The property is well set up for those who work from home with a dedicated office on the ground floor plus a garage which is currently in use as a further office.

This charming property is located in tranquil surroundings and just a short distance from the picturesque Rottingdean High Street, with its famous duck pond, historic pubs, independent cafes and nearby beach. Brighton Marina and the city centre are also easily accessible by a short drive or bus ride along the coast, offering the ideal combination of village charm and urban convenience. The property is well placed for Roedean School and Brighton College.



- Charming 1920s Detached Residence
- NO ONWARD CHAIN / VENDOR SUITED
- Double-Width Plot, Backing onto Fields
- 228 Square Metres / 2458 Sq Ft
- Beautifully Presented
- Four Double Bedrooms (Two En-Suite)
- Delightful Rear Garden with Heated Pool & Pool House
- Underfloor Heating to Ground Floor
- Surrounded by Countryside
- Sought-After Road within Rottingdean Village

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	69
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: G