

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

£2,450 PCM

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



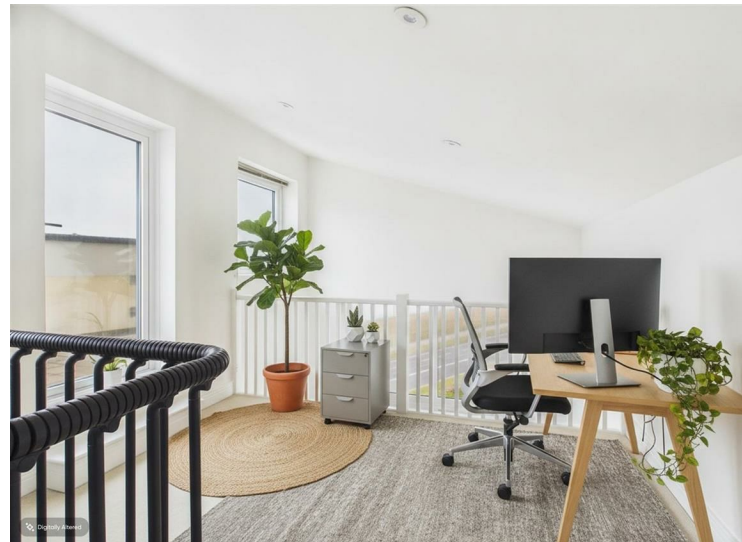
14 The Cape, 11 Marine Drive Rottingdean BN2 7GZ

- Stunning second floor three bedroom duplex with additional office space
- Two beds with en-suites
- Direct sea views, balcony and roof terrace
- Available June 16th
- 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 £565.38 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.

AI - IMAGE DISCLAIMER:
The images presented here have been digitally recreated using artificial intelligence (AI) for property staging and illustrative purposes. Furniture, décor, finishes, and other visual elements may have been added, altered, or generated to demonstrate how the space could look when furnished or styled. These images are intended to provide a visual representation of potential layout and design possibilities only. They may not accurately reflect the current condition, dimensions, fixtures, or contents of the property. Prospective buyers or viewers should rely on in-person viewings and official property details for an accurate representation of the property.



- 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		78	80
(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	

Council Tax Band: **G**