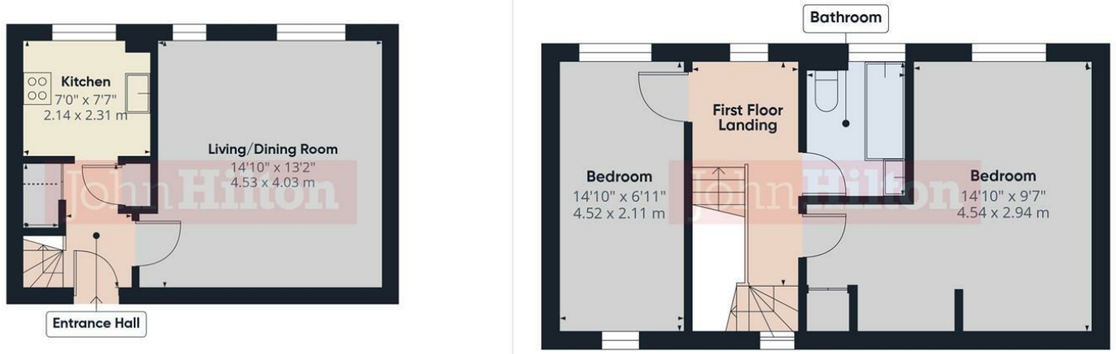
John Hilton

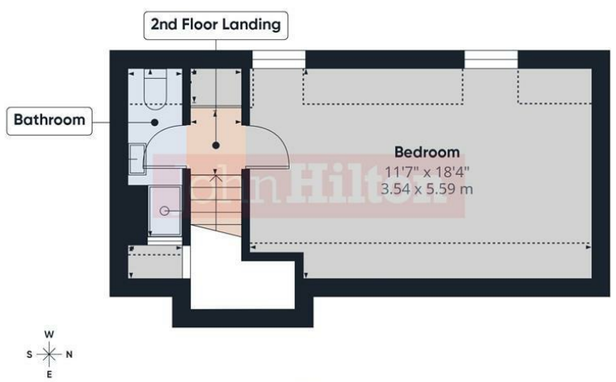
John Hilton

Est 1972



Ground Floor

Floor 1



Floor 2



Total Area Approx 955.00 sq ft

2 Caspian Square, Rottingdean, BN2 7LE

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

£450,000 Freehold

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

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









2 Caspian Square
Rottingdean
BN2 7LE



Welcome to this well-presented three-bedroom terraced house, ideally positioned in the sought-after and tranquil Caspian Square, in the heart of Rottingdean village. Arranged over three floors, the versatile accommodation would suit families, professionals, or anyone seeking a coastal or village location.

Upon entering, you are welcomed into a bright and generously sized living/dining room, offering ample space for both relaxation and entertaining. The adjoining kitchen is well-designed and practical, featuring matching grey units at eye and base level with plenty of storage and workspace.
The first floor comprises a spacious main double bedroom, a second bedroom perfect for use as a nursery, study, or guest room, and a stylish, modern bathroom fitted with contemporary fixtures and finishes.

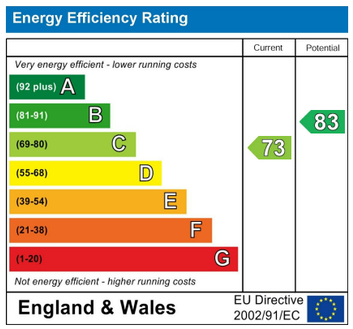
Occupying the top floor is an impressive third bedroom, offering excellent proportions with space for both sleeping and lounging areas. This floor also benefits from its own compact shower room and further storage accessed from the landing.

Externally, residents enjoy access to a communal garden, ideal for outdoor enjoyment without the maintenance, as well as a designated parking space.

Perfectly positioned in the heart of the historical village of Rottingdean amongst a vibrant mix of independent shops, cafes, traditional pubs and restaurants, just moments from the beach and the seafront where there are regular buses into Brighton's city centre. With easy access to the South Downs to the north of the village, as well as links to the A27/A23 road networks, this location is ideal for those wanting the village life while being only a 10-minute drive from central Brighton.







Council Tax Band: **D**

- Terraced House
- Situated in the Heart of Rottingdean Village
- Arranged Over Three Floors
- Three Bedrooms
- Two Bathrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Parking Space
- Moments from Local Amenities & the Beach
- Regular Bus Service from Seafront

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton