



Key Features

- ◆ Flexible 4/5-bedroom detached family home
- ◆ Highly sought-after Newlands Road location
- ◆ Sea and downland views
- ◆ Large rear garden with elevated seating areas
- ◆ Freehold
- ◆ EPC rating D



Newlands Road, Rottingdean, Brighton and Hove

Offers in excess of: £1,050,000

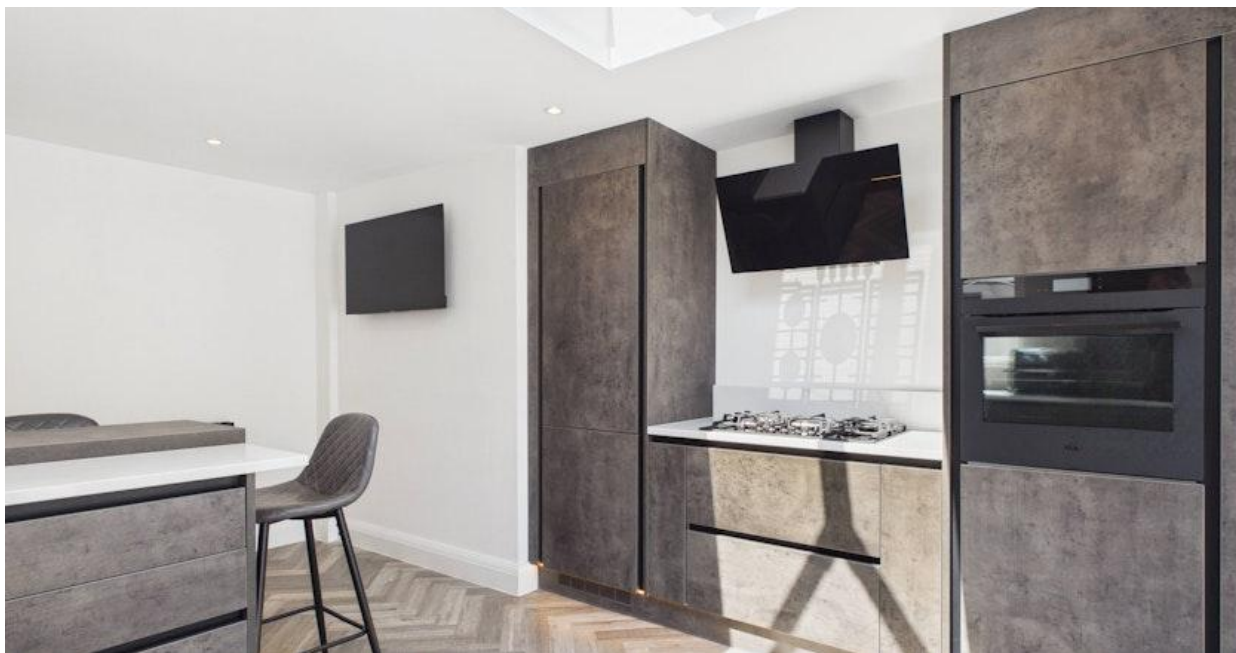


Northwood are delighted to welcome to market this beautifully presented, detached family home situated in one of Rottingdean's most desirable roads, offering flexible 4/5 bedroom accommodation, generous living space, sea and downland views, a large rear garden, garage, extensive off-street parking for up to four vehicles, and the benefit of previously approved plans for substantial extension and development of the existing roof conversion.

Set back from the coast road in an elevated position, this impressive home enjoys outstanding views across Rottingdean towards the sea and benefits from a substantial plot with a generous rear garden, ideal for family living and entertaining.

The property has been significantly improved and modernised by the current owners, including a new driveway and newly fitted kitchen creating a turnkey home ready for immediate occupation.





The property previously benefited from approved planning permission for a substantial single-storey side extension, demolition of the existing garage and conservatory, roof alterations and extensions including hip-to-gable roof extensions, extended dormers, a new front dormer and rooflight, revised fenestration, and extension of the raised patio, offering excellent future potential for buyers seeking to further enhance the home.

The ground floor offers flexible and spacious accommodation including a large dual-aspect living room centred around the stylish contemporary inset wood-burner, a separate dining room which could also serve as a fifth bedroom, family room, or home office, a modern kitchen, conservatory overlooking the garden, downstairs WC, and a welcoming entrance hall.

To the first floor are three generous double bedrooms and two bathrooms. The main family bathroom is fitted with a bath and shower over, while the second bathroom provides an additional bath, offering excellent practicality for family living. The top floor provides a further spacious fourth bedroom with useful eaves storage and excellent flexibility as a guest suite, principal bedroom, or home office.

Externally, the property benefits from a detached garage, a newly laid driveway with parking for four cars, and a substantial rear garden with patio, lawn, and elevated seating areas perfectly positioned to enjoy the sea views.

Located near Rottingdean village, the seafront, Saltdean Lido, and the South Downs National Park, the property is ideally positioned for both coastal living and commuter access to Brighton, Lewes, Gatwick, and London.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/c31d7660255649d1a5efde6338165e4a>

Council Tax Band: E £3153

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>





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This stunning family home enjoys outstanding views across Rottingdean towards the sea. A newly block-paved driveway with space for four cars provides access to the detached garage, running alongside a raised lawn to the modern front door

Key Features

- Flexible 4/5 bedroom detached family home
- Highly sought-after Newlands Road location
- Sea and downland views
- Large rear garden with elevated seating areas
- Previously approved plans for substantial extension and loft enlargement
- Contemporary inset wood-burner
- Newly fitted kitchen
- New driveway with parking for four vehicles
- Detached garage
- New flooring throughout
- New ceilings with contemporary downlighters
- Modernised throughout
- Two family bathrooms plus downstairs WC
- Separate dining room with fifth bedroom potential
- Approx. 2,201 sq ft / 204.5 sq m
- Walking distance to beach, village, and South Downs

Location

Rottingdean is one of Sussex's most sought-after coastal villages, combining historic village charm with excellent access to Brighton and London. The village offers a range of independent shops, cafes, restaurants, excellent local schools, and immediate access to the beach and South Downs National Park.

Brighton mainline station is within easy reach, providing direct services to London Victoria and London Bridge, while the A27 and A23 offer excellent road connections to Gatwick Airport and beyond.

Early viewing is highly recommended to fully appreciate the size, position, flexibility, future potential, and quality of this outstanding home.





Exterior and Approach

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Hallway

5.19m x 2.4m (17'0" x 7'11")

Centrally positioned engineered wood-effect flooring, modern vertical radiator, inset spotlights and doors to all ground-floor rooms

Living Room

7.68m x 3.95m (25'2" x 13'0")

Large, dual-aspect living room, carpeted with contemporary wood-burner, inset spotlights, modern anthracite radiators and uPVC windows to front and rear aspect

Kitchen

4.6m x 3.95m (15'1" x 13'0")

Modern fitted kitchen, newly installed by current owner comprising of white worksurfaces over grey cabinets and doors, breakfast bar, inset spotlights, skylight, bi-fold uPVC doors to rear and integrated appliances consisting of fridge-freezer, dishwasher, two washer dryers and oven with Bluetooth capability and self-cleaning

Dining Room/Fifth Bedroom

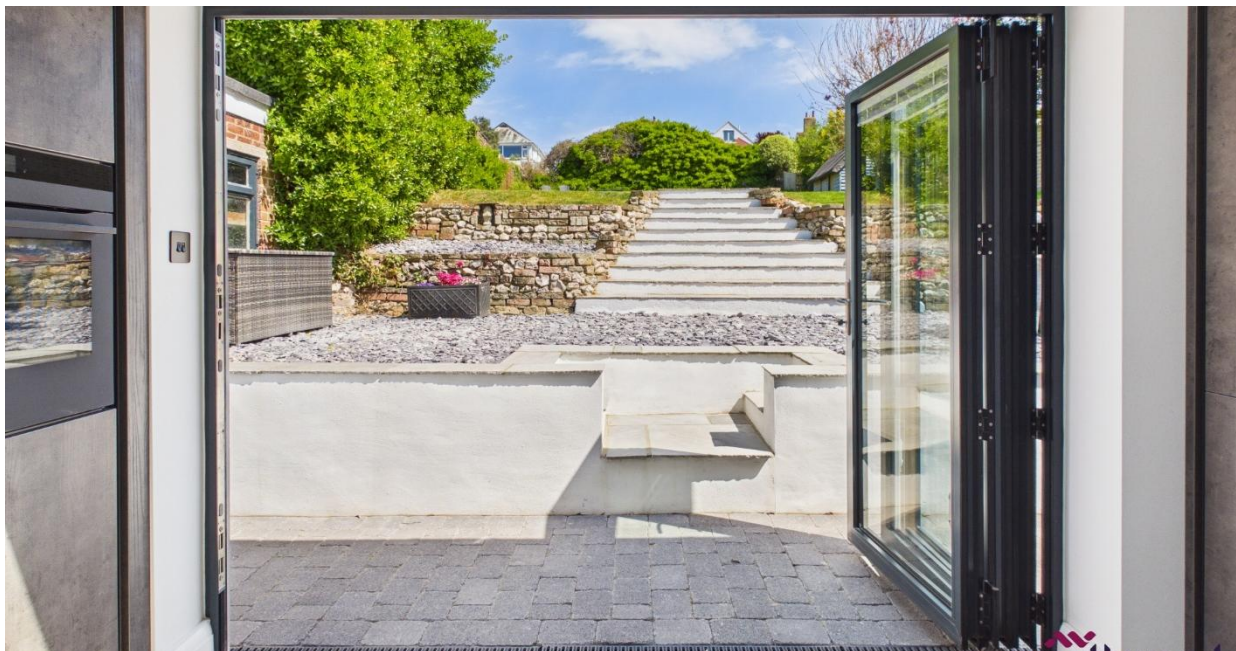
4.25m x 3.59m (13'11" x 11'10")

Large, sunny dining room which could be used as a fifth bedroom or home office, carpeted with inset spotlights, engineered wooden flooring, modern anthracite radiator and uPVC bay window to front aspect

Cloakroom

1.49m x 0.81m (4'11" x 2'8")

Convenient downstairs cloakroom with wooden flooring, motion-activated lighting, heated towel rail, uPVC double-glazed window to side aspect and white suite comprising WC and basin



First-Floor Landing

5m x 1.63m (16'5" x 5'4")

Centrally positioned first-floor landing, carpeted with anthracite radiator and doors to all first-floor rooms

Bedroom One

4.57m x 3.2m (15'0" x 10'6")

Large double bedroom, carpeted with anthracite radiator, inset spotlights, built-in mirrored wardrobes and uPVC double glazed window to front aspect affording sea views

Bedroom Two

3.61m x 3.03m (11'10" x 9'11")

Large double bedroom, carpeted with anthracite radiator, inset spotlights and uPVC double glazed window to front aspect affording sea views

Bedroom Three

3.01m x 2.88m (9'11" x 9'5")

Double bedroom, carpeted with anthracite radiator, inset spotlights and uPVC double glazed window to rear aspect

Bathroom One

2.21m x 1.79m (7'4" x 5'11")

Family bathroom, clad in sandstone-effect tiles with uPVC double-glazed window to side aspect and white suite comprising basin, WC and bath with shower over

Bathroom Two

3.15m x 1.54m (10'4" x 5'1")

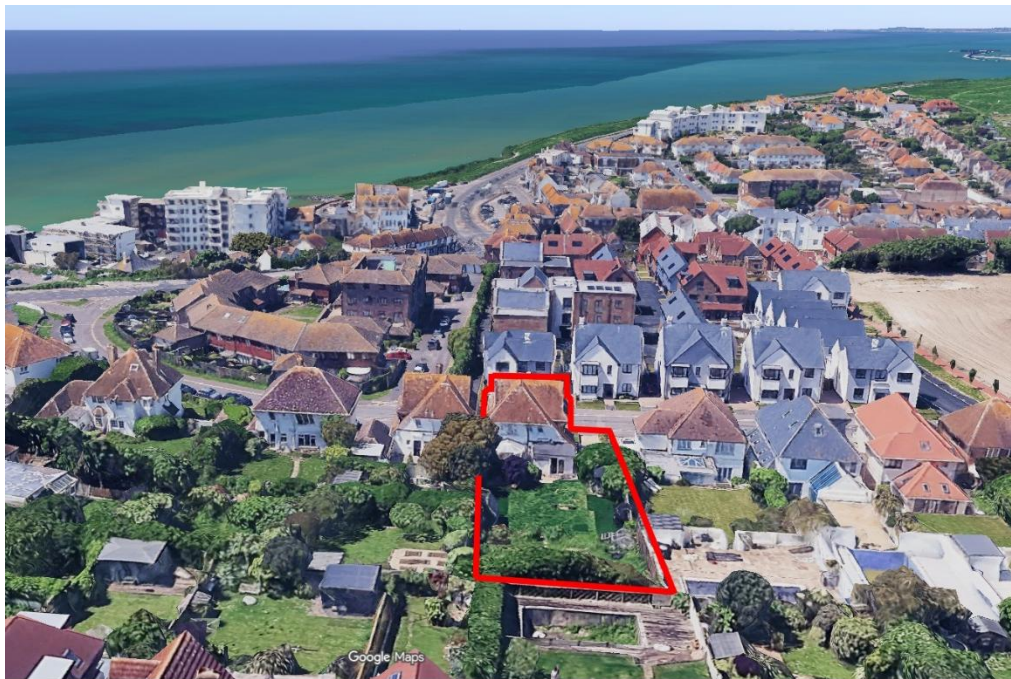
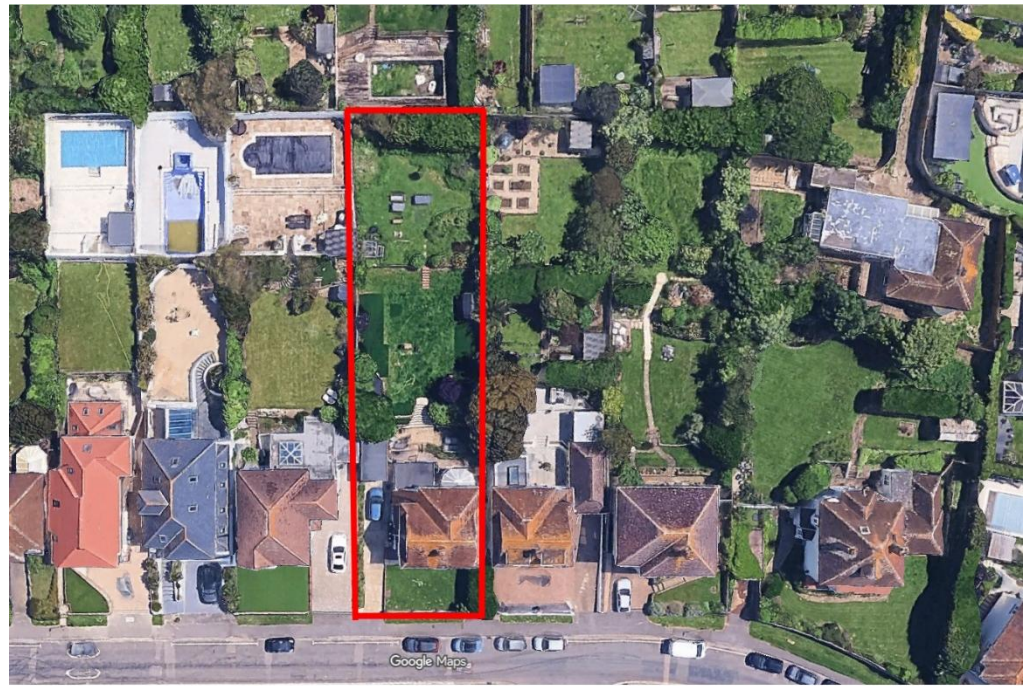
Guest bathroom, tiled with uPVC double-glazed window to rear aspect and white suite comprising basin, WC and corner bath

Bedroom Four

7.59m x 2.64m (24'11" x 8'8")

Spacious, dual-aspect bedroom, carpeted with useful eaves storage, inset spotlights, two radiators and uPVC double-glazed windows to side aspects





Conservatory

3.63m x 2.27m (11'11" x 7'5")

Tiled, uPVC conservatory off the living room providing access to the private rear garden

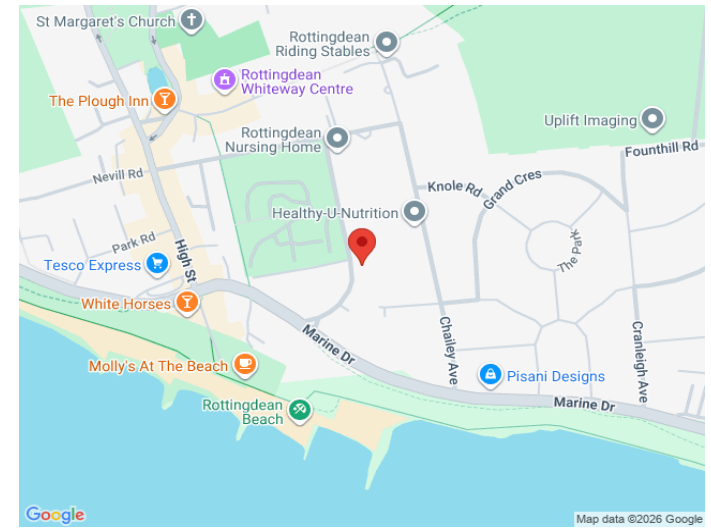
Rear Garden

Substantial rear garden with patio, lawn, shed, summerhouse and elevated seating areas perfectly positioned to enjoy the sea views

Garage

5.83m x 2.95m (19'1" x 9'8")

Detached brick garage with up and over door and light and power



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