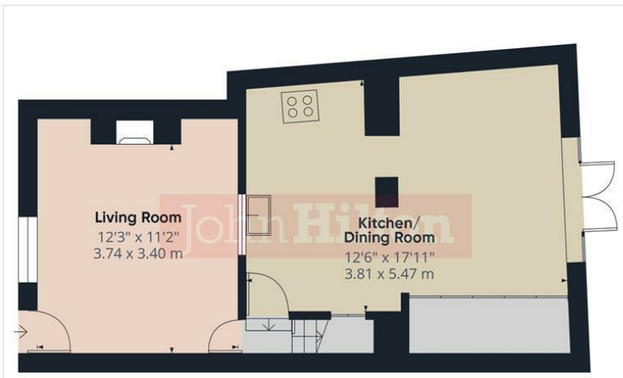
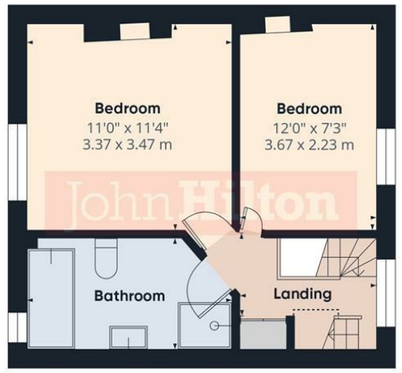
John Hilton

John Hilton

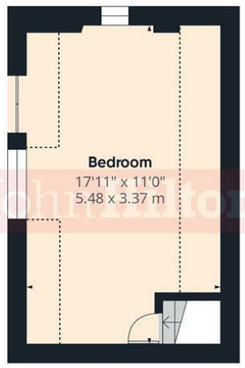
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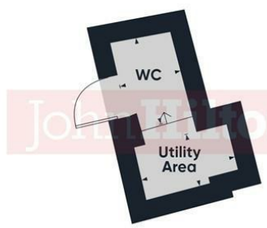
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Total Area Approx 946.00 sq ft

'Ruby's Corner', Vicarage Terrace, Rottingdean, BN2 7HT

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

£625,000 Freehold

view all our properties at:
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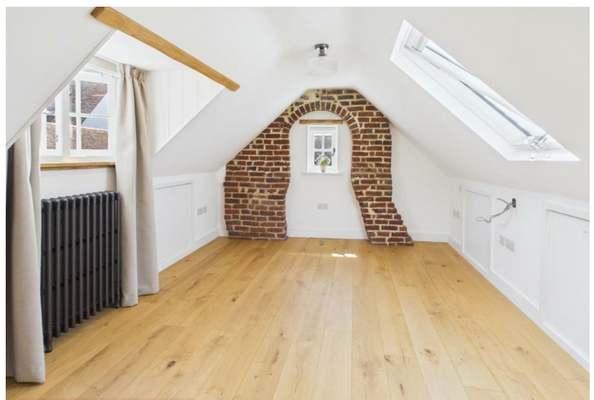
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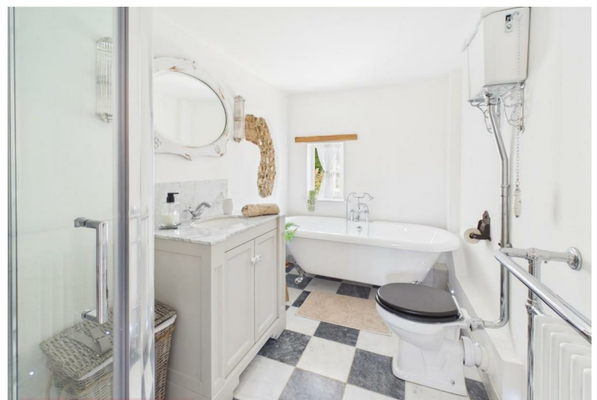
The Property Ombudsman

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









'Ruby's Corner', Vicarage Terrace
Rottingdean
BN2 7HT

A BEAUTIFULLY RENOVATED SEMI-DETACHED PERIOD FLINT COTTAGE, APPROACHED VIA A LAWNED, WALLED FRONT GARDEN, COMBINING HISTORIC CHARM WITH MODERN LIVING.

The renovation has included a new electrical installation, a new plumbing system with energy-efficient combination boiler and underfloor heating to the ground floor, hard-wired smoke detectors and TV points in the living room and the three bedrooms, and new hardwood double-glazed windows throughout. Generously distributed power sockets have also been incorporated into every room, reflecting the careful attention given to the practicalities of modern living.

The living room provides a warm and inviting space, featuring oak engineered flooring, a fireplace with an oak mantel and a contemporary wood-burning stove on a brick hearth. A window overlooks the front garden, while built-in cupboards within the alcoves offer useful storage. A glazed and stripped-wood internal window provides a visual connection with the kitchen, and a part-glazed door opens into the inner hallway, with stairs up to the first floor and a further doorway into the kitchen/dining room.

The kitchen has been individually designed, with premium cabinetry, hand-crafted units with solid hardwood drawers, and elegant Quartz worktops incorporating a Butler-style sink with instant hot water tap, inset ceramic induction hob with fan-assisted oven beneath and concealed extraction, and integrated fridge-freezer. Exposed brickwork adds texture and character, complementing the oak engineered flooring, which flows into the dining area where you have full-height storage including a unique integrated pantry. Double-glazed Crittall-style patio doors open directly onto the westerly-facing rear garden, seamlessly extending this space to the outdoors.

The first floor is home to two generous double bedrooms and the impressive family bathroom. Both bedrooms feature oak engineered flooring; the front bedroom is particularly characterful, with exposed brickwork, a feature fireplace and views across the front garden, while the second bedroom enjoys an outlook across the surrounding village rooftops. The family bathroom has been finished to an equally high standard, combining traditional elegance with contemporary comfort. Electric underfloor heating lies beneath the marble-tiled floor, while the white suite includes a classic ball-and-claw roll-top bath, a separate walk-in double shower and a panelled vanity unit with marble surround, inset basin and matching marble splashback. A high-level WC, traditional-style school radiator and front-facing window complete this beautifully appointed room.

A further double bedroom occupies the second floor, enjoying a pleasant triple aspect and continuing the distinctive style found throughout the cottage. Exposed brickwork and oak engineered flooring are complemented by traditional-style school radiators, with storage conveniently provided within the eaves.

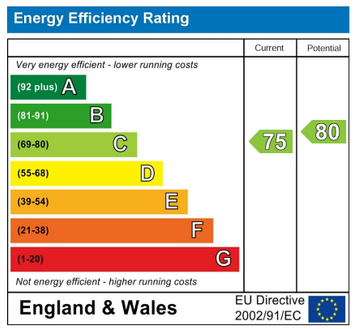
The rear garden is a delightful feature of the property, enjoying a westerly aspect and enclosed by original brick and flint walls. Mature flower beds provide established greenery, while the brick block-paved patio offers an ideal setting for al fresco dining and entertaining. A separate brick-built store provides further practical facilities, incorporating an additional WC and wash hand basin, together with plumbing and power for both a washing machine and tumble dryer.

This is a truly special home, located just a few steps from the High Street and the village pond and just five minutes' walk from the beach, positioned right in the heart of the historic Rottingdean Village. It has been thoughtfully renovated throughout to an exceptional standard and is a superb example of how a period home can be carefully updated without losing the character that makes it so appealing. The combination of original architectural details, bespoke craftsmanship and thoughtful modern improvements creates a distinctive and welcoming cottage, with the efficiency and convenience of contemporary living in a charming village setting.









Council Tax Band: **D**

- Beautifully Renovated Period Cottage
- Finished to a High Spec with Meticulous Attention to Detail
- Grade II Listed
- Private, Walled Front & Rear Gardens
- Three Double Bedrooms
- Open-Plan Kitchen/Dining Room with Pantry
- Separate Living Room
- Underfloor Heating to Ground Floor & Bathroom
- Peaceful & Convenient Location
- No Onward Chain

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