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Rottingdean Place, Falmer Road

East Sussex

Guide Price £450,000 – £475,000



Rottingdean Place

Set within the prestigious Rottingdean Place gated development with access to residents' heated swimming pool, tennis court, gym and gardens, a spacious THREE BEDROOM, TWO BATHROOM SECOND FLOOR APARTMENT with BALCONY and SECURE UNDERGROUND PARKING. Sold with NO ONWARD CHAIN.

Nestled within walking distance of the historic village of Rottingdean, this bright and well-presented apartment forms part of The Rottingdean Place estate, set within approximately 17 acres of the stunning South Downs National Park. Upon arrival, the main building welcomes you with a tasteful foyer, providing access via lift or stairs to the second floor. The apartment itself opens into a central hallway that leads to all rooms. The spacious lounge/diner flows to a private south-facing balcony, a perfect spot for morning coffee or evening entertaining with views across the communal gardens and open countryside, while a separate, fully fitted kitchen is conveniently positioned just off the lounge.

There are three well-proportioned double bedrooms, each benefiting from fitted wardrobes. The principal bedroom is further enhanced by a modern en-suite shower room, while an additional shower room serves the remaining accommodation.

Residents of Rottingdean Place enjoy a wealth of on-site amenities, including an indoor heated swimming pool, a well-equipped gym and sauna complex, a tennis court with gazebo for relaxed gatherings, a barbecue area, and even a private golf driving range set within meticulously maintained grounds. The estate is managed full-time for residents' peace of mind and offers the unique benefit of a separate guest suite available to rent for visiting family or friends.





History of Development

Rottingdean Place has a long and rather fascinating history. The buildings were first constructed in 1912 as St Mary's Home for Female Penitents, run by the nuns of the Community of the Blessed Virgin, who had previously been based in Brighton. In 1974, the Community moved to Rottingdean village, leaving behind the peaceful site on the edge of the South Downs. About ten years later, the old buildings were thoughtfully transformed into the homes that make up Rottingdean Place today, with the first residents arriving in 1987. Since then, it has become a welcoming community, set within beautifully kept grounds. Alongside the apartments and houses, residents can enjoy a wide range of amenities, including on-site beehives producing honey, adding a countryside touch to everyday life.

The Local Area

Rottingdean is a historic village by the sea at the foot of the South Downs. The village developed in Saxon times as a small farming community around the pond opposite the church. In Old English, the name 'Rottingdean' means 'the valley of Rota's people'. Towards the end of the 19th century, the village became popular with writers and painters. These included the artists Sir Edward Burne-Jones and Sir William Nicholson, and the writers Rudyard Kipling and Enid Bagnold.

Rottingdean Place is located within walking distance of Rottingdean Village, which offers a range of local amenities including independent shops, pubs, cafés, a duck pond, and access to the seafront. The setting provides a balance of coastal surroundings and day-to-day convenience.





Brighton Marina is situated nearby and includes a selection of restaurants, bars, and leisure facilities. Brighton city centre is approximately 15 minutes away by car or around 20 minutes by bus, offering a wide range of retail outlets, cultural venues, galleries, theatres, and dining options, as well as access to the seafront and pier.

The area benefits from good transport connections. The A27 is easily accessible, providing routes towards Lewes and surrounding areas, while the A23 offers direct links to London and the north. Gatwick Airport can be reached in approximately 40 minutes by car, and Heathrow Airport in around 90 minutes.

Further Information

The property is not in a controlled parking zone. Currently, the property is in Council Tax band F, which was charged at £3,725.86 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

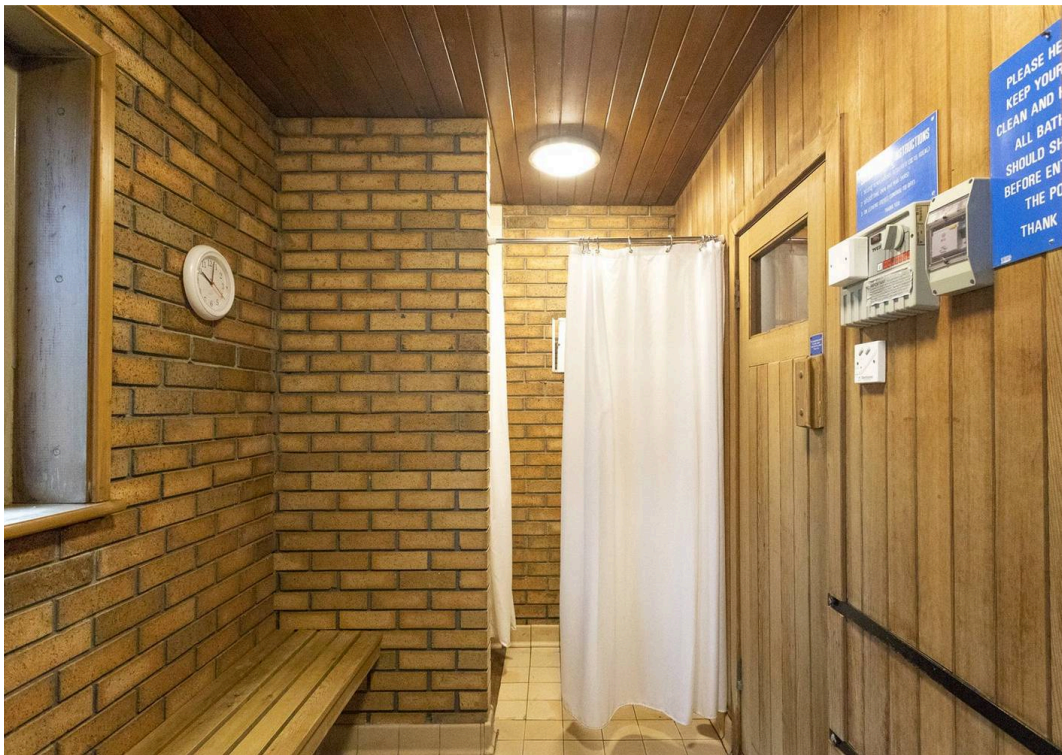
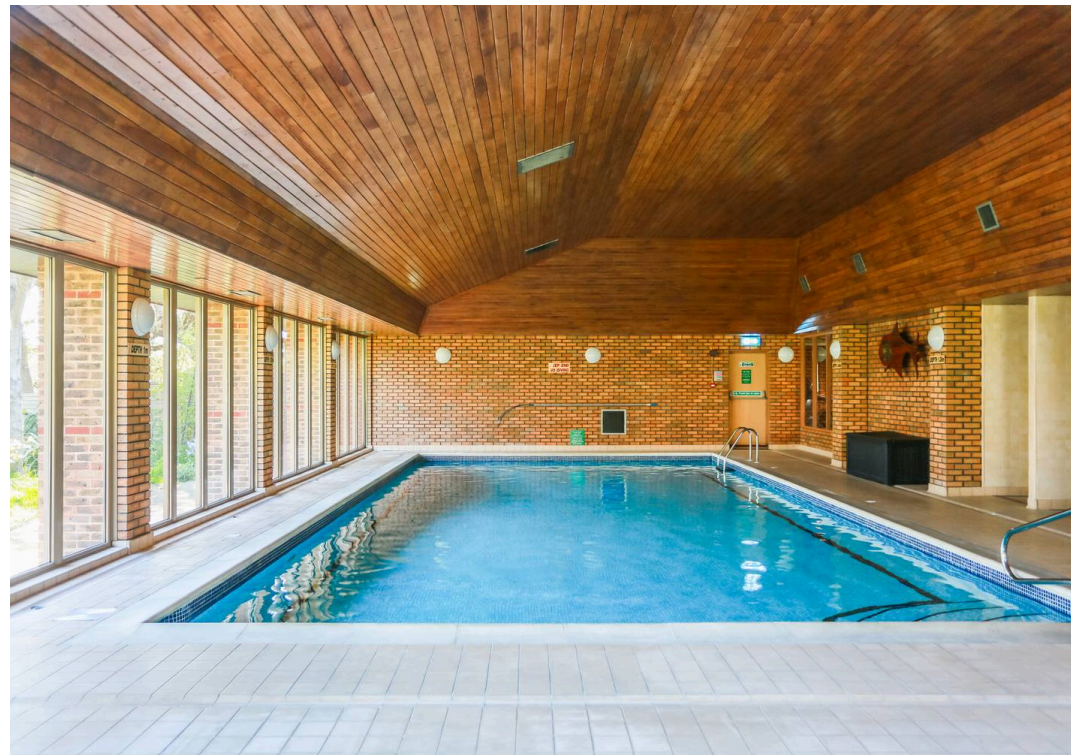
Tenure: Leasehold

Unexpired term on lease - 460 years

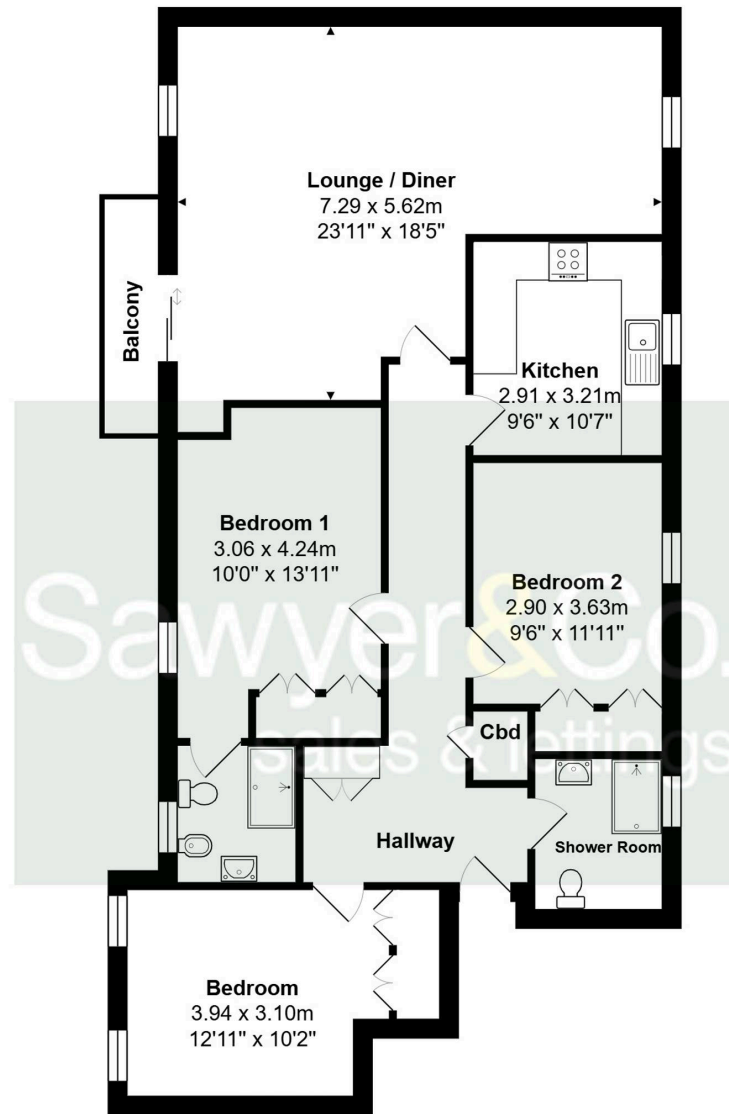
Service Charge - £7,521.61 per annum

This information has been provided by the seller. Please obtain verification via your legal representative.

**Some images have been virtually staged for illustrative purposes.*







Total Area: 108.3 m² ... 1165 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.