



Total Area Approx 705.00 sq ft

16 Cownwy Court, Park Crescent, Rottingdean, BN2 7JB

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Guide Price £200,000-£225,000
Leasehold - Share of Freehold

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*** GUIDE PRICE £200,000-£225,000 ***

A well-appointed, two-bedroom, third floor flat in the heart of the historic seaside village of Rottingdean, comprising a spacious west-facing living/dining room, separate kitchen, two double bedrooms and fully-tiled bathroom, all in good decorative order. This apartment further benefits from a share of freehold and no onward chain.

The picturesque village of Rottingdean is located just off the South Coast Road on the outskirts of Brighton, and offers a vibrant mix of independent shops, cafes, traditional pubs, the newly refurbished White Horses Hotel, amenities such as a butcher, greengrocer, dentist and Post Office, and two primary schools. The apartment is situated just moments from the beach and the popular undercliff walk which takes you all the way to Brighton Marina and the city centre beyond, and there are regular buses from the seafront into Brighton with its mainline station - perfect for commuters - and Eastbourne.

With easy access to the South Downs National Park 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 the city centre.

Note: The image of Bedroom 2 has been digitally enhanced using AI.

Approach

Double doors open into entrance vestibule and communal hallway, stairs ascend to third floor landing and part-glazed wooden front door to apartment.

Entrance Hall

L-shaped with coat cupboard housing the consumer board with shelf and hanging rail, and further storage cupboard. Door entryphone, radiator, and coved ceiling.

Living/Dining Room

5.48m x 3.53m (17'11" x 11'6")
Westerly aspect with UPVC double-glazed window to front, built-in storage unit, inset downlights, coved ceiling and space for dining table.

Kitchen

2.11m x 3.29m (6'11" x 10'9")
Dual aspect room with UPVC double-glazed windows to rear and side with a range of oak-effect Shaker-style base and wall units with stainless steel handles. Roll-edged marble-effect work surfaces with tiled splashbacks, inset stainless steel single-bowl sink with mixer tap and drainer, inset four-ring gas hob with fan-assisted oven below and stainless steel and glass extractor hood over. Plumbing for washing machine, space for under-counter fridge-freezer, cupboard housing 'Worcester' combination boiler and separate storage cupboard over. Tiled floor, part-tiled walls and inset downlights.

Bedroom 1

3.87m x 3.35m (12'8" x 10'11")
Westerly aspect with UPVC double-glazed window to front. Built-in double wardrobe with hanging and shelf storage with separate double storage cupboard over, coved ceiling, radiator and neutral carpet.

Bedroom 2

4.27m x 3.53m (14'0" x 11'6")
Easterly aspect with UPVC double-glazed window offering rooftop views across Rottingdean Village to the South Downs, coved ceiling, radiator and neutral carpet.

N.B. The image of this room has been digitally enhanced.

Bathroom

Obscure double-glazed UPVC window to side, fully tiled walls with contrasting dado feature tiles, tiled floor and coved ceiling. Quadrant shower with sliding door and thermostatic shower with shower head attachment on riser, pedestal wash hand basin with mixer tap, low-level WC, and chrome heated towel rail.



- Third Floor Apartment
- Two Double Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Modern Shower Room
- Central Village Location
- Purpose-Built Block
- Close to Local Amenities & Primary Schools
- Share of Freehold
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			

Council Tax Band: **B**