

High Street, Rottingdean, Brighton, BN2 7HF
Asking Price £599,950



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Council Tax Band: D

Located in the charming village of Rottingdean, this stunning terraced house, dating back to 1904, offers a perfect blend of period character and modern living. Located on the village High Street, residents will find themselves surrounded by a variety of local amenities, all within easy reach. A short stroll will lead you to the picturesque Rottingdean beach, making this property an ideal coastal retreat.

The house boasts two inviting reception rooms, each featuring beautiful period fireplaces that add warmth and character to the home. The spacious kitchen/breakfast room provides a delightful space for family meals and entertaining guests. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space.

The contemporary bathroom is well-appointed, ensuring comfort and convenience. Additionally, the property presents an exciting opportunity for further development, with the potential to extend into the loft area, subject to the necessary consents.

Outside, the delightful courtyard garden offers a tranquil escape, complete with a rear entrance for added convenience. With vacant possession, this home is ready for you to move in and make it your own. This property is a rare find in a sought-after location, combining historical charm with modern amenities, making it a must-see for prospective buyers.

Entrance hallway

18'6" x 5'4" (5.65 x 1.65)

Living Room

15'1" x 11'10" (4.60 x 3.62)

Dining Room

13'4" x 9'5" (4.08 x 2.89)

Kitchen/Breakfast Room

24'6" x 9'10" (7.48 x 3.00)

Stairs Rise to First Floor

Family Bathroom

6'7" x 6'7" (2.01 x 2.02)

W/C

2'11" x 4'4" (0.91 x 1.33)

Bedroom Three

10'4" x 8'4" (3.15 x 2.56)

Bedroom Two

13'11" x 9'10" (4.26 x 3.00)

Master Bedroom

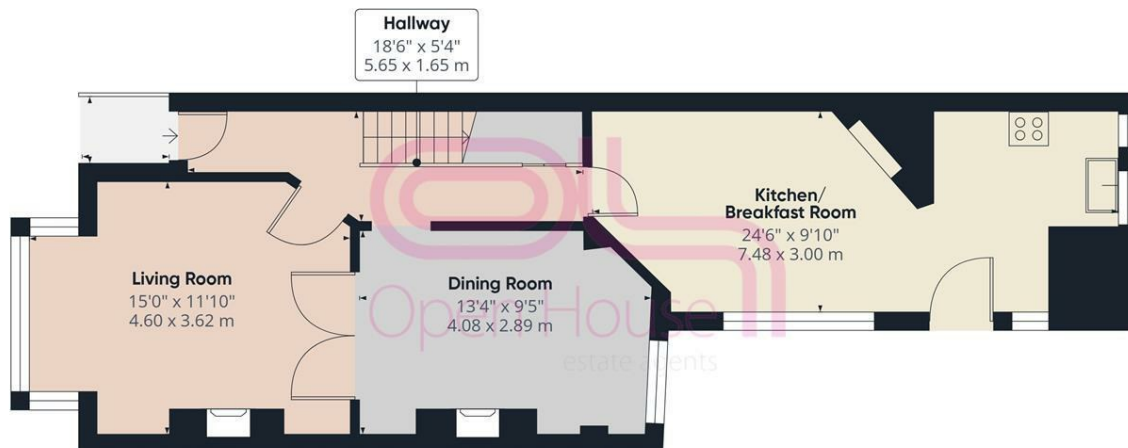
14'1" x 11'11" (4.30 x 3.65)

Rear Courtyard Garden

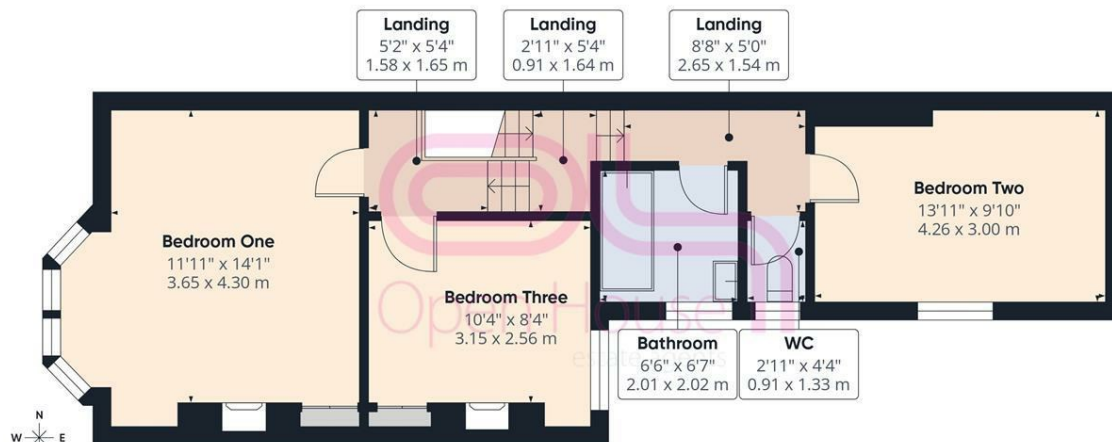




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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1130 ft²
105.1 m²

Balconies and terraces

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
	63	83
England & Wales		EU Directive 2002/91/EC