

**Avard**  
Estate Agents



18A Nevill Road

Rottingdean, Brighton, BN2 7HG

**Guide price £350,000**



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# 18A Nevill Road



## Description

GUIDE PRICE £350,000 TO £375,000

Spacious Ground Floor Two-Bedroom Apartment with Private Garden, Off-Road Parking & Long Lease

Situated in the heart of the sought-after village of Rottingdean, this well-proportioned ground floor apartment offers two double bedrooms, private patio garden, off-road parking and the benefit of an exceptionally long 994-year lease.

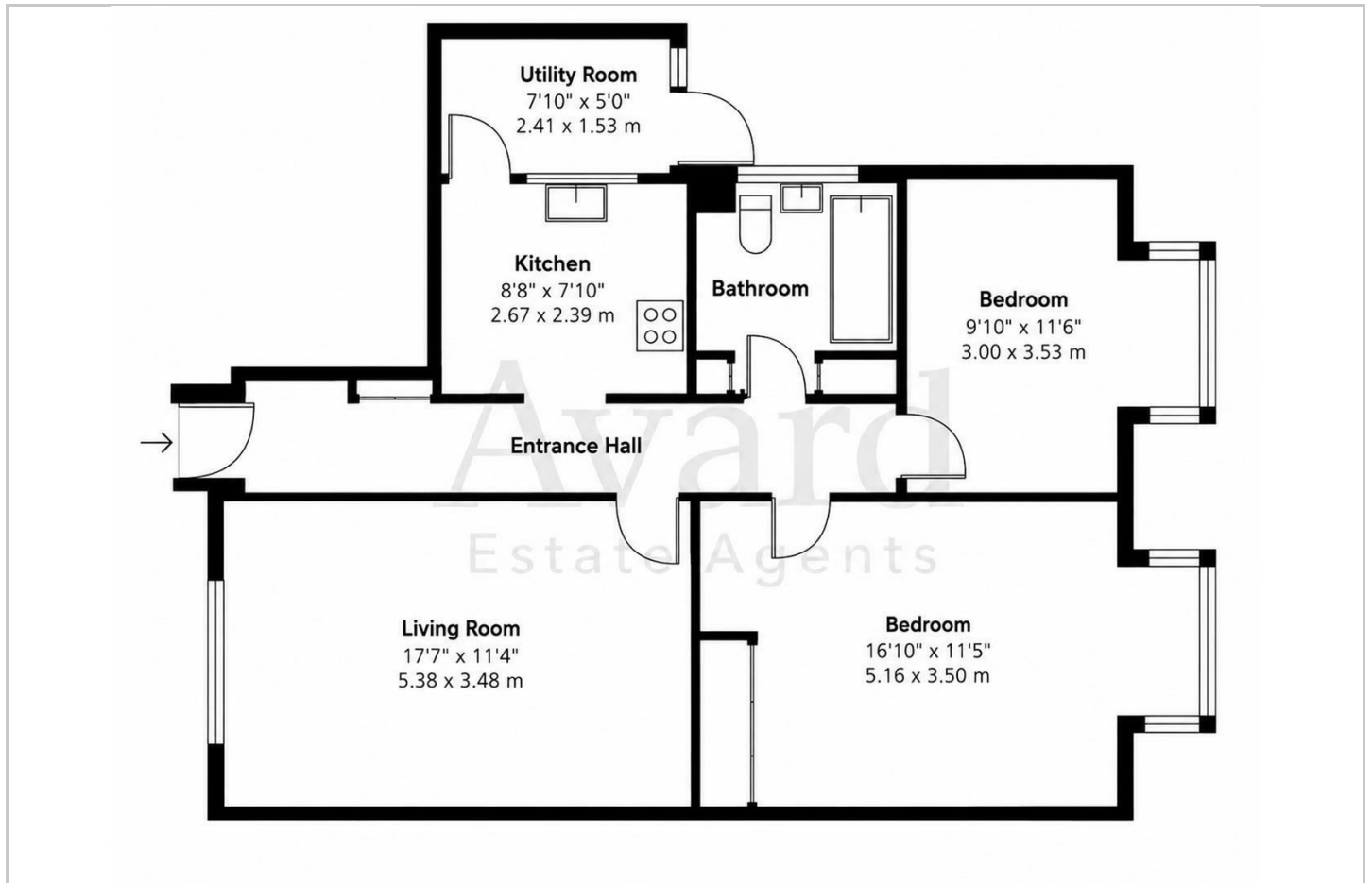
Perfectly positioned just off the South Coast Road on the eastern outskirts of Brighton, the property is only moments from Rottingdean's charming High Street, renowned for its vibrant selection of independent shops, cafés, traditional pubs, local amenities and the recently refurbished White Horses Hotel. Residents enjoy convenient access to a butcher, greengrocer, dentist, Post Office and highly regarded primary schools. The beach and famous Undercliff Walk are within easy reach, providing scenic coastal walks to Brighton Marina and beyond, while regular bus services offer direct links to Brighton city centre and mainline railway station.

- Own Street Entrance
- Central Rottingdean Location
- Off-Road Parking
- Ground Floor Apartment
- Patio Garden
- Two Double Bedrooms

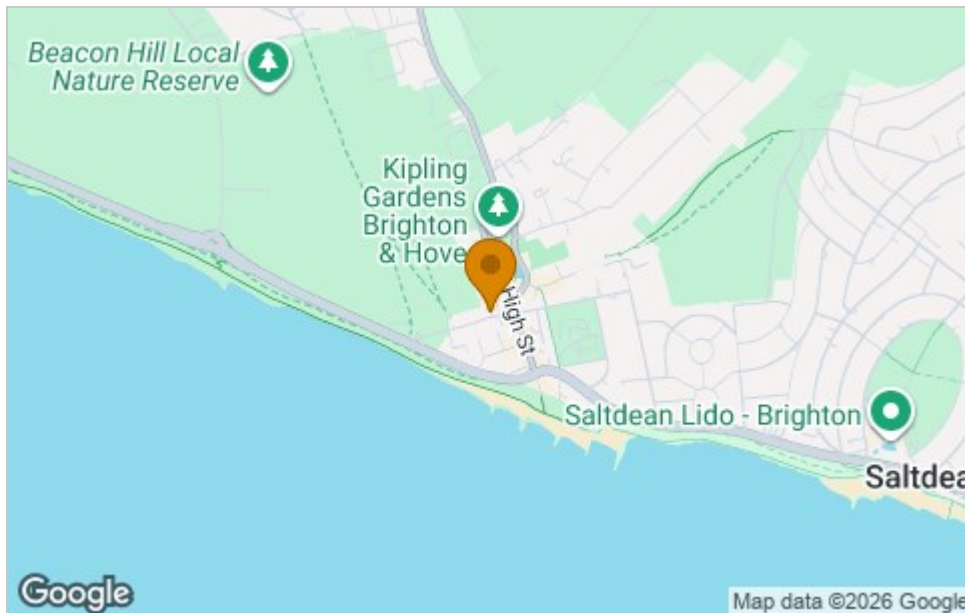




## Floor Plan



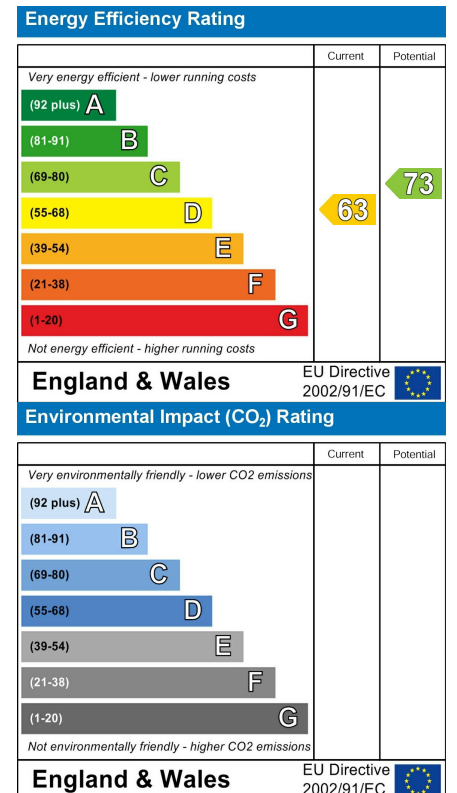
## Area Map



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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