



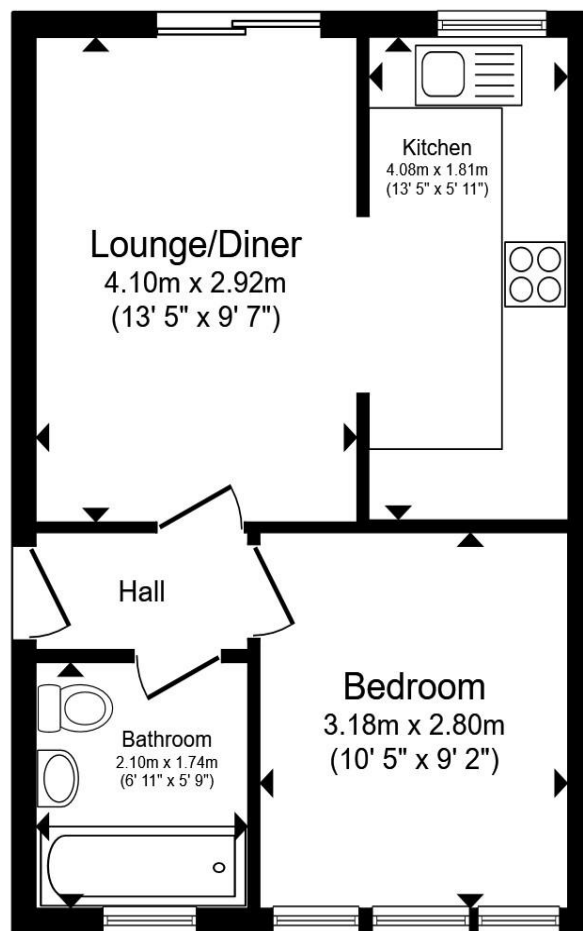
Frederick House, Little Crescent, Rottingdean Brighton BN2 7GF

welcome to

Frederick House Little Crescent, Rottingdean Brighton

No Onward Chain - Enjoying a superb coastal position in Little Crescent, this well-presented ground floor apartment offers the perfect blend of seaside living and convenience. Benefitting from allocated parking space, permit parking and a private communal rear garden.





Total floor area 35.5 m² (383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in the sought-after coastal location of Little Crescent, this well-presented ground floor apartment offers an enviable lifestyle just moments from the seafront. Boasting a long lease with over 900 years remaining, the freehold is owned collectively by the leaseholders through the residents' management company. The purchaser will become a shareholder in the management company on completion. The property presents an excellent opportunity for both owner-occupiers and investors alike.

The accommodation comprises a bright and spacious lounge/dining room, a fitted kitchen, a generous double bedroom and a bathroom. The ground floor position provides ease of access, while large windows allow for plenty of natural light throughout.

A particular highlight of this home is the delightful private communal rear garden, offering a rare and valuable outdoor space, perfect for relaxing, entertaining or gardening enthusiasts. To the front, the property benefits from a panoramic sea view and an allocated external car parking space within the Frederick House grounds and permit parking

Ideally positioned for Brighton city centre, local shops, restaurants, transport links and the seafront promenade, this charming apartment combines coastal living with practicality and convenience.

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Frederick House Little Crescent, Rottingdean Brighton

- No onward chain
- Ground floor apartment
- Private communal rear garden
- Sea views from the front aspect
- Allocated space & permit parking available

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108630 - 0003

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