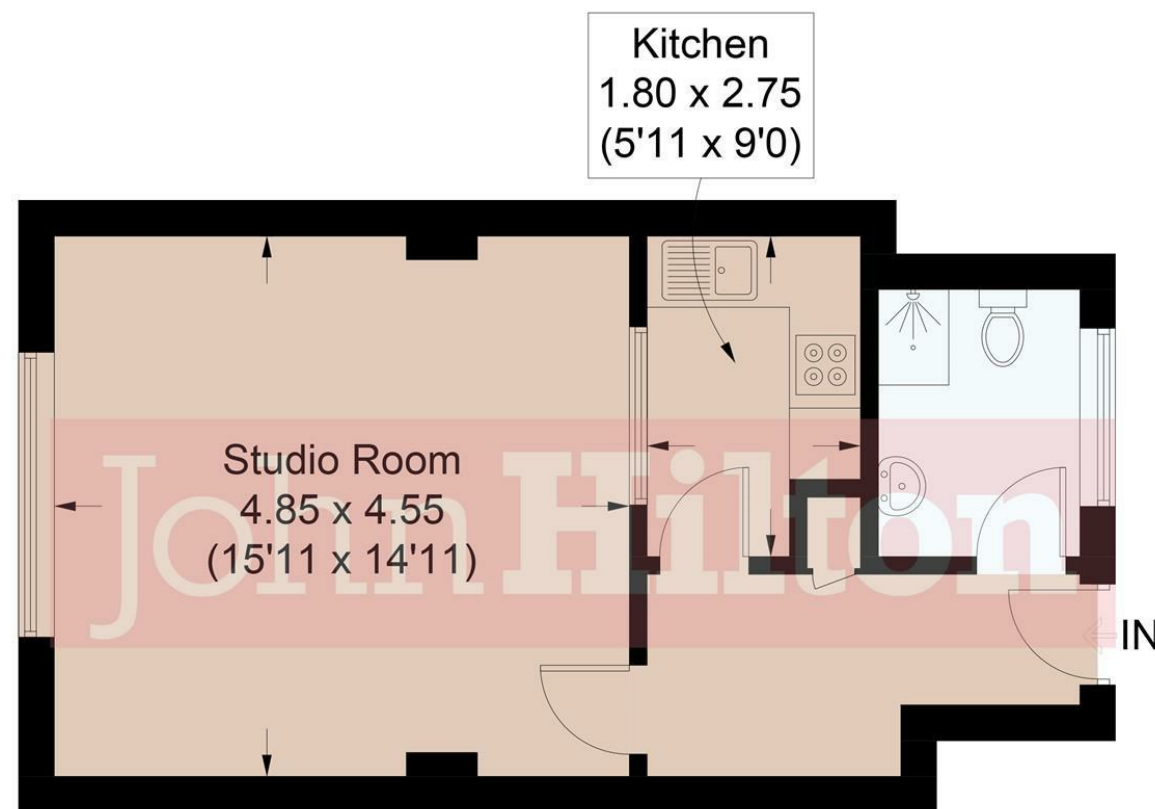


## Highcliff Court, Rottingdean, BN2 7JP

Approximate Gross Internal Area = 38.1 sq m / 410 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 410.00 sq ft

32 Highcliff Court, High Street, Rottingdean, BN2 7JP

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £160,000-£175,000**  
**Leasehold - Share of Freehold**



## 32 Highcliff Court High Street Rottingdean BN2 7JP

\*\*\* GUIDE PRICE £160,000-£175,000 \*\*\*

John Hilton's are delighted to offer as sole agents with no onward chain, this ground floor studio apartment situated in a purpose-built block in the heart of the historic Rottingdean village, overlooking Rottingdean beach and just a stone's throw from local amenities, cafes and shops on the High Street and excellent transport links into Brighton's city centre and Eastbourne.



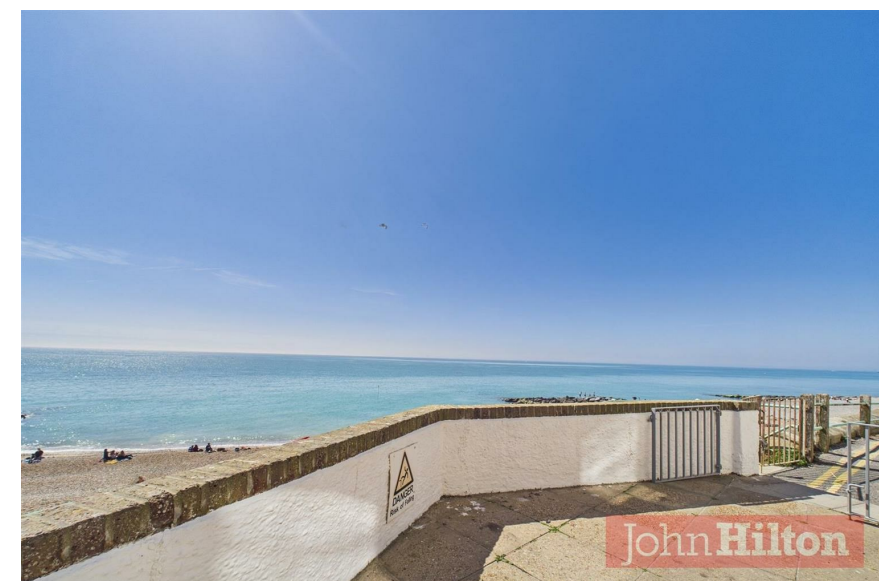
Entrance to the apartment is through the main building which opens into a well-presented inner communal courtyard with steps down to a further courtyard and the apartment's own private entrance.

Part-glazed front door opens into the entrance hall which leads through to the studio room with a westerly aspect and direct sea views towards Brighton marina offering beautiful evening sunsets. There are further windows providing borrowed light to the kitchen which offers matching wood-effect wall and base units, laminate work surfaces with tiled splashback comprising stainless steel sink with mixer tap and drainer, electric hob with oven under and extractor over, and under-counter fridge.



There is a fully-tiled shower room with shower enclosure with electric shower and sliding glass door, pedestal wash basin, low-level WC and double glazed window overlooking inner courtyard.

Ideal for buy to let investors with a projected rental income of £1,100 pcm (£13,200 per annum), the property would also be a great option for first time buyers.



- Studio Apartment with Private Entrance
- Share of Freehold
- Ground Floor
- Direct Sea Views
- Separate Kitchen & Shower Room
- Ideal Bolt Hole
- Close to Local Amenities & Excellent Transport Links
- Beach on Your Doorstep
- Not Suitable for Airbnb
- 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			
		69	80
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **A**