



**CENTURY 21**

Brighton & Hove

OFFERS OVER £450,000

29 ST MARGARETS HIGH STREET  
ROTTINGDEAN BRIGHTON BN2 7HS



## PROPERTY

29 ST MARGARETS HIGH STREET ROTTINGDEAN BRIGHTON BN2 7HS



# Century 21 present this stunning 2 bed property with uninterrupted sea views and balcony overlooking the Rottingdean Terraces

Located on the 3rd floor of the iconic St Margarets building, this unique property boasts some of the finest coastal views available in the area.

Overlooking the Rottingdean Terraces, this property boasts generous living space with private balcony, uninterrupted sea views and two double bedrooms both with terrific views to the South.

From the front door, there is an impressively long corridor leading to the living accommodation.

The kitchen has ample storage space in white gloss cupboards, with room for a tall free standing fridge freezer and washing machine. The modern grey worktop contrasts with the white gloss tiles to create a modern and fresh feel, with the sink at the window with views. An induction hob with extractor over complete this functional space.

The bathroom has a full size bath with shower over, close coupled wc and useful towel rail, all with clean white tiling creating a modern look.

There are two double bedrooms off the main hallway, both with sea views through large windows, creating a light and airy atmosphere.

The lounge is well proportioned and again blessed with lovely sea views, and provides access to the private balcony at the front of the building, being well sheltered from the elements.

Throughout this lovely flat the owner has installed wooden flooring, which with the clean white walls provides a modern and stylish feel to this wonderful apartment.





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### At a glance:

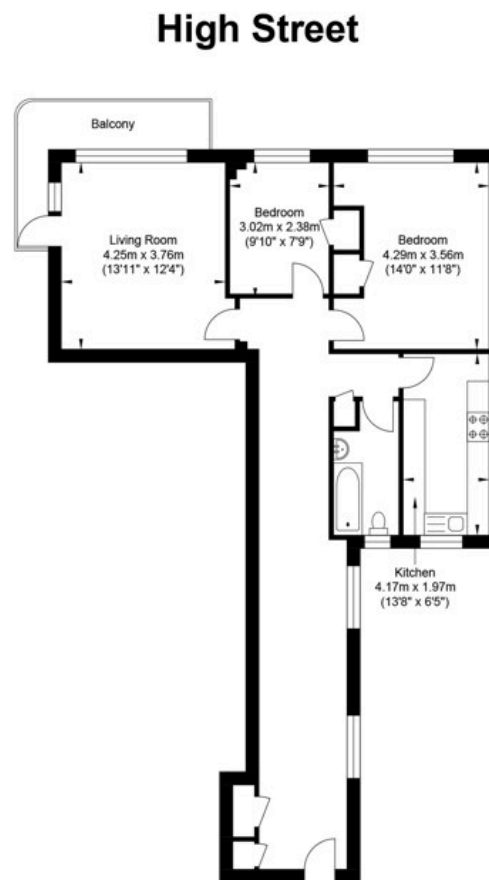
- Coastal setting
- Wrap around balcony
- Unobstructed sea views
- Share of Freehold
- No onward chain

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**Utilities: Communal Heating  
and Hot Water, Communal  
Water and Individual Electric  
Meter**

**Internal Area:**  
875sqft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Third Floor  
Approximate Floor Area  
874.89 sq ft  
(81.28 sq m)

Approximate Gross Internal Area = 81.28 sq m / 874.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

