



**FOR SALE**

2-4 West Street  
Rottingdean, Brighton, East Sussex, BN2 7HP



## Key Features

- Excellent location on Rottingdean seafront
- Planning consent granted until January 2027
- Proposal consists of a ground floor retail unit (Class E) and three self-contained flats (1x 1-bed, 2x 2-bed)
- Includes forecourt / parking
- Freehold with vacant possession
- Guide price of £395,000

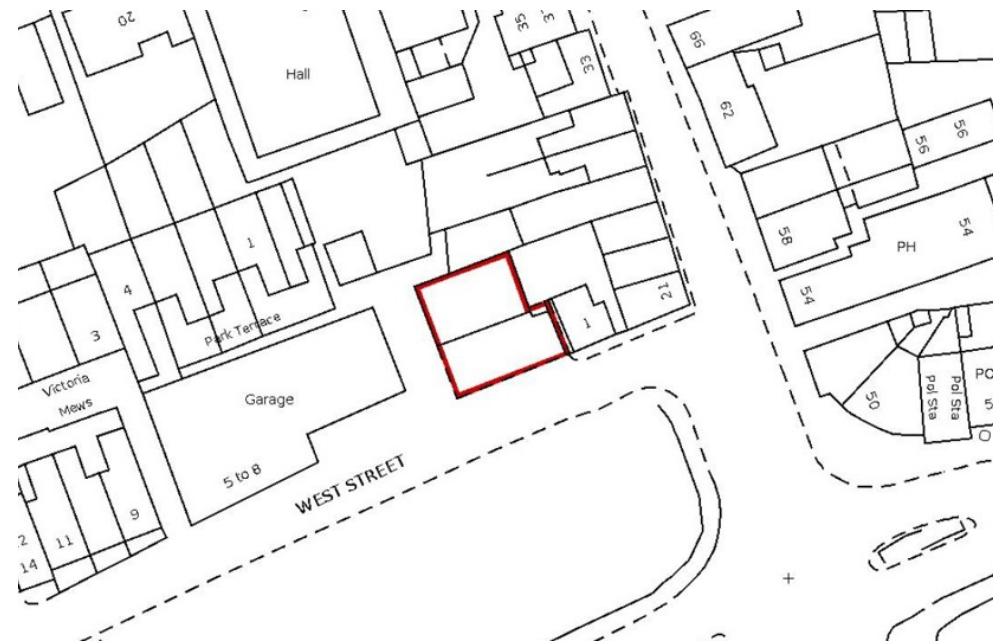
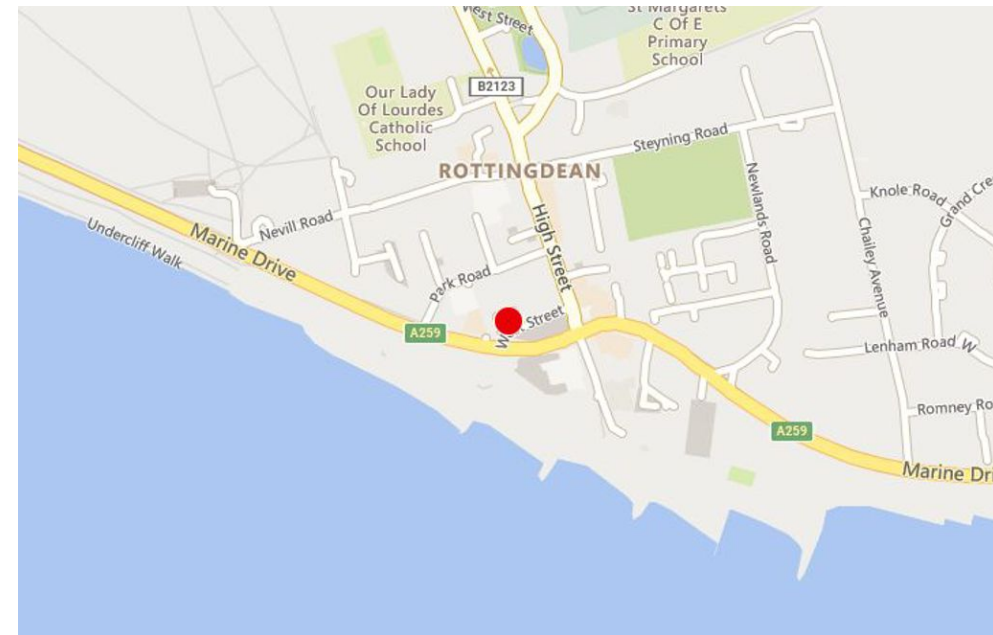




## Location & Situation

Rottingdean is a charming coastal village, situated on the outskirts of Brighton in East Sussex. It lies on the A259 south coast road, approximately 3 miles to the east of Brighton city centre and 15 miles west of Eastbourne. Regular bus services provide convenient links to Brighton and the surrounding areas, supporting local connectivity.

The subject property is located on West Street, which is situated on the main A259 coast road. West Street is in close proximity to two car parks, with nearby occupiers including The Post Office, Tesco Express, Costa Coffee and the White Horse Pub.





## Description & Accommodation

The subject property comprises a two-storey building with a ground floor retail unit and first floor office, with dedicated parking to the front.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground floor retail	580	53.88
First floor office	607	56.39
Total	1,018	94.57





## Rateable Value

Rateable Value (2026): £18,000

## EPC

We understand the property has an EPC rating of B (expiry date - 19/06/2032).

## Planning

We understand that planning consent was granted on 11th January 2024 to redevelop the site, under BH2023/02158.

The proposal consists of the demolition of existing building and the construction of a new two-storey mixed-use development comprising a new ground floor retail unit (Use Class E) and three self-contained dwellings (C3).

Proposed floor plans are available via the 'Data Room' link on our website.





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## Terms

The property is available to purchase with vacant possession at a guide price of £395,000 for the freehold interest.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



## Further Information

Please contact the sole agents Flude Property Consultants:

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1 June 2026

