



## 87 Dean Court Road, Rottingdean, BN2 7DL

£2,950 Per month

Maslen Letting Agents is delighted to present a luxurious four-bedroom detached house on Dean Court Road, Rottingdean. Dean Court Road is situated in the charming village of Rottingdean, known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and restaurants, all within walking distance. The property comprises four bedrooms, an En-Suite shower room to the master bedroom, fitted kitchen/dining room, living room leading to the conservatory, mature rear garden with several seating areas surrounded by fruit trees, front garden with a drive leading to the garage. EPC Rating C. Deposit £3400. Council Tax Band G. The property can be either furnished or unfurnished and available from January.

### Main Entrance

Double glazed door leading to the spacious hallway. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to:

### Cloakroom

Double glazed rear window. Low level WC. Wash hand basin.

### Living Room

15'7" x 11'5" (4.75m x 3.48m)

Double glazed front aspect window. Feature electric fireplace. Tiled flooring. Radiator. Double glazed doors leading to:

### Conservatory One

9'4" x 6'8" (2.85m x 2.05m)

Double windows and door leading to the rear garden.

### Dining or 2nd Living Room

22'0" max x 11'2" (6.73m max x 3.41m)

Double glazed front aspect window. Radiator. Opening to:

### Kitchen

Double glazed rear aspect window. Matching wall and base units incorporating the one and half sink with mixer tap. Marble worktop with the built in electric hob with the two built in ovens. Breakfast bar with stools. Fridge/freezer and door leading to:

### Conservatory Two

11'8" x 4'8" (3.56m x 1.44m)

Double glazed windows and door leading to the rear garden.

### Utility Room

Space/plumbing for a washing and dryer.

### First Floor Landing

Double glazed rear window and doors leading to:

### Bedroom One

15'7" x 11'5" (4.75m x 3.48m)

Front and rear aspect double glazed windows. Floor to ceiling wardrobes and door leading to:

### En-Suite Shower Room

Double glazed rear aspect windows. Walk in double shower. Low Level WC. Pedestal wash hand basin. Stain glass feature window. Towel radiator.

### Bedroom Two

12'2" x 11'1" (3.71m x 3.40m)

Double glazed front aspect window. Radiator.

### Bedroom Three

13'4" x 7'11" (4.08m x 2.43m)

Double glazed front aspect window. Built in storage cupboard.

### Bedroom Four/Office

11'1" x 6'0" (3.40m x 1.85m)

Double glazed rear aspect window. Radiator.

### Shower Room

Double glazed rear aspect window. Corner shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

### Front Garden

Lawn area with flowerbed border. Path leading to the main entrance.

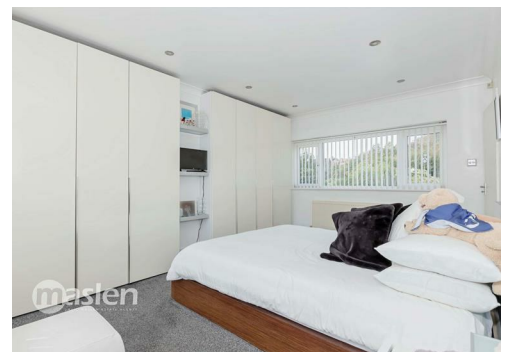
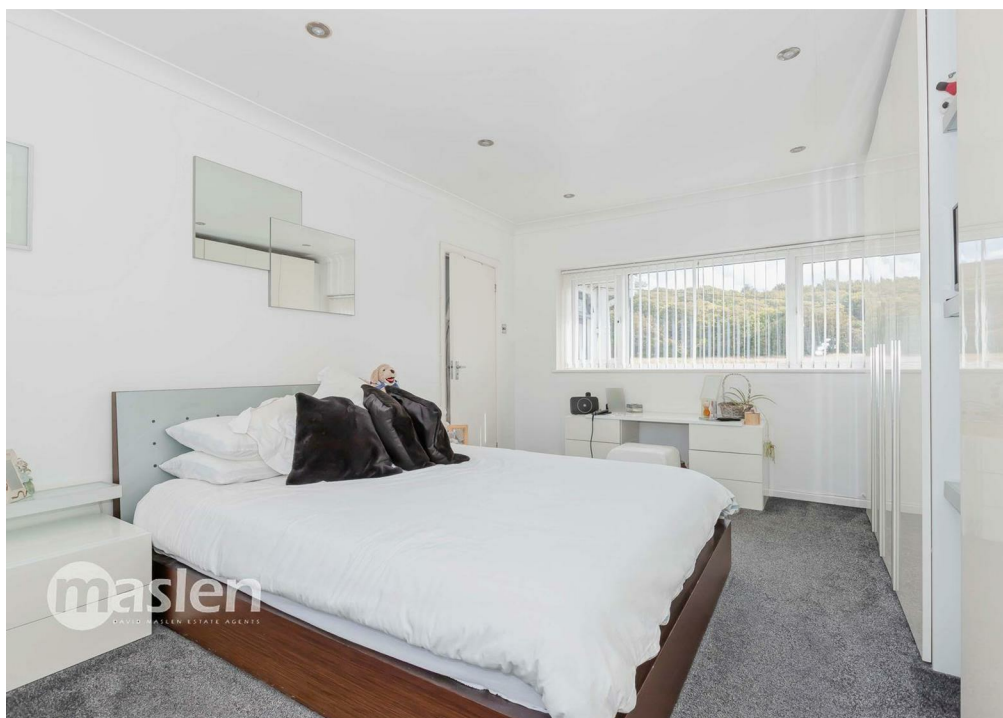
### Driveway & Garage

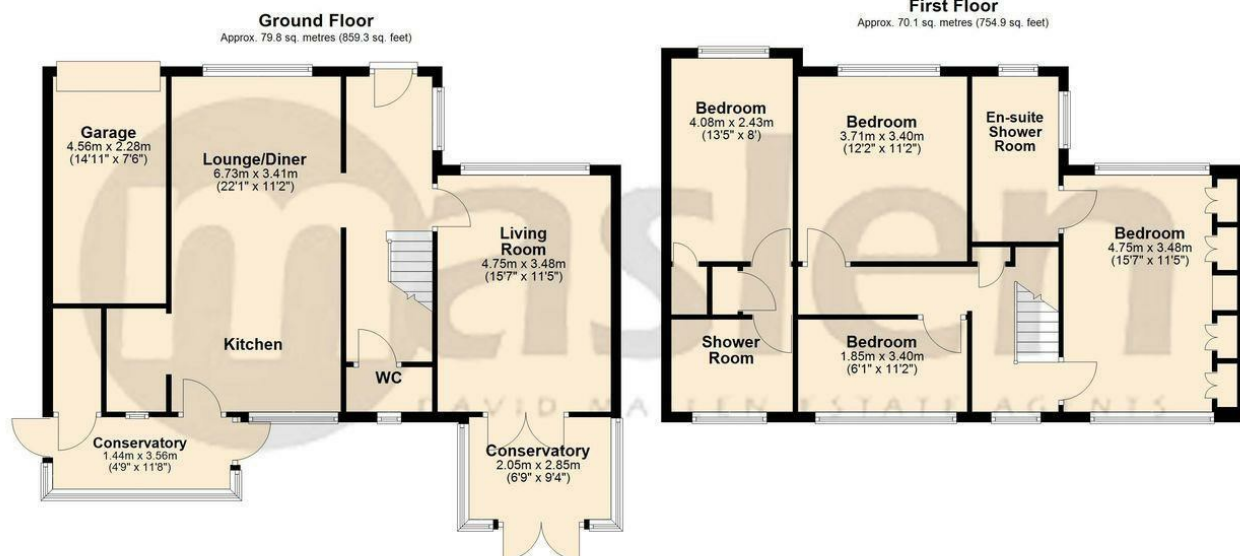
Drive leading to the garage.

### Rear Garden

Landscaped garden with several levels of seating areas with surrounding fruit trees, BBQ area and a family size lawn.







Total area: approx. 150.0 sq. metres (1614.2 sq. feet)

## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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