



Highcliff Court

Rottingdean, BN2 7JP

£490,000 Share of Freehold
EPC Rating D

- Westerly facing top floor, 2 bedroom seaside apartment
- Super beach, sea and coastal views
- Open plan kitchen/living/dining room, balcony
- Shower room, allocated parking, chain free

H2O
HOMES



Highcliff Court is located within historic parish of Rottingdean where the Kipling gardens and picturesque St Margaret's Church can be found amongst other equally notable buildings. Rottingdean offers good local shopping facilities as well as pubs and café's with excellent schools within easy reach of bustling Brighton approximately 5 miles away. There are good road links to both the A23 and A27.

This superb top floor, two bedroom seaside apartment enjoys a highly desirable Westerly facing aspect, offering spectacular uninterrupted sea and coastal views. Due to the block's privileged position, the property also benefits from the rare luxury of direct beach access. Designed with modern living in mind, the well appointed kitchen features sleek integrated appliances and clean contemporary lines. Open-plan to the living and dining area, it creates a stylish and sociable space ideal for both everyday living and entertaining. The impressive living/dining room is flooded with natural light and perfectly positioned to maximise the stunning Westerly facing outlook. Large picture windows beautifully frame the ever changing coastal scenery, while a generous sliding door opens onto the balcony - the perfect spot to relax and enjoy spectacular sunsets over the sea. The principal bedroom suite enjoys magnificent sea views and benefits from an excellent range of fitted wardrobes. Bedroom two also includes fitted wardrobes and offers versatile accommodation, ideal for family or guests alike. Completing the accommodation is a spacious contemporary shower room, while the property further benefits from allocated parking space.

If additional space is desired, there is also the opportunity to purchase a studio within the block with a large roof terrace affording stunning panoramic sea and coastal views, offering a versatile extension to the property - ideal as a home office, creative retreat or private accommodation for visiting guests.

Furthermore, there is a neighbouring 2 bedroom property that has been extensively renovated available to purchase with simply breathtaking sea and coastal vistas should extra accommodation be sought.

ENTRY

Ground floor entrance with security entry system. Stairs to 4th floor. Individual door to apartment.

ENTRANCE HALL

Giving access to all rooms. Security entry phone. Large storage cupboard housing Worcester gas combination boiler, space for washing machine and tumble dryer, power points and light. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Fitted carpet.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

19' 10" x 11' 8" (6.05m x 3.56m)

Kitchen : High level double glazed window. Fully fitted kitchen comprising Hotpoint electric oven and electric hob. Extractor hood over. Integrated fridge and freezer and Smeg dishwasher. Stainless steel sink with mixer tap. Range of wall and base units. Worktops with matching upstands. Under unit spotlights. Radiator. Power points. Recessed ceiling lights. Vinyl floor

Living/dining area:

Westerly facing sliding door to balcony and large picture window. Further Southwest facing window with curtain pole and curtains. TV point. Power points. Radiator. Coved ceiling. Recessed ceiling lights and 2 wall lights. Fitted carpet.



BALCONY

Private Westerly facing balcony providing stunning sea and coastal views. Exterior light.

BEDROOM ONE

13' 0" x 11' 11" (3.96m x 3.63m)

Westerly facing window with views over the beach and sea. Curtain pole and curtains. Range of fitted cupboards. Radiator. Power points. Coved ceiling. Recessed ceiling lights and 2 wall lights. Fitted carpet.

BEDROOM TWO

13' 5" x 8' 0" (4.09m x 2.44m)

Easterly facing window. Fitted venetian blind, curtain pole and curtains. Range of fitted cupboards. TV point. Radiator. Power points. Coved ceiling and recessed ceiling lights. Fitted carpet.



SHOWER ROOM

12' 7" x 6' 6" (3.84m x 1.98m)

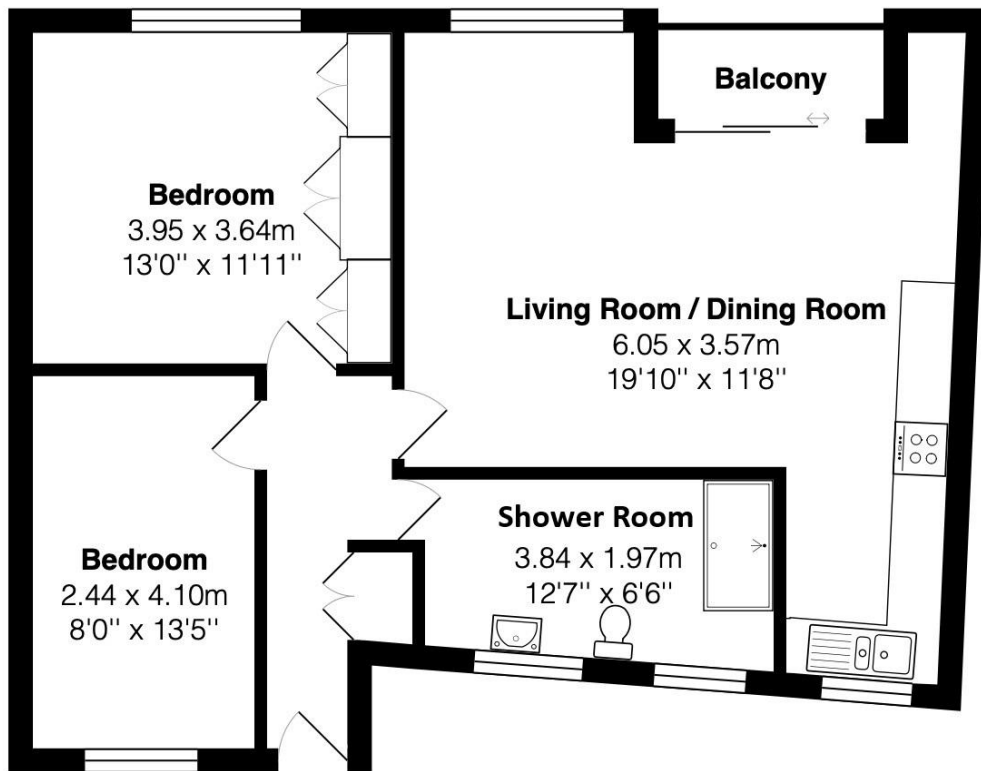
Two high level glazed windows. Large walk-in shower with Mira shower and glazed sliding screen. Floating hand basin with mixer tap, mirror and light over. Low level WC. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.



PARKING SPACE


Allocated adjacent to the block.





Fourth Floor

Area: 69.8 m² ... 751 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

TENURE

Share of Freehold – 999 lease from June 1967

SERVICE CHARGE

T.B.C

COUNCIL TAX BAND

Tax band A

LOCAL AUTHORITY

Brighton & Hove Council

OFFICE

34 Waterfront, Brighton Marina Village,
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk
www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements