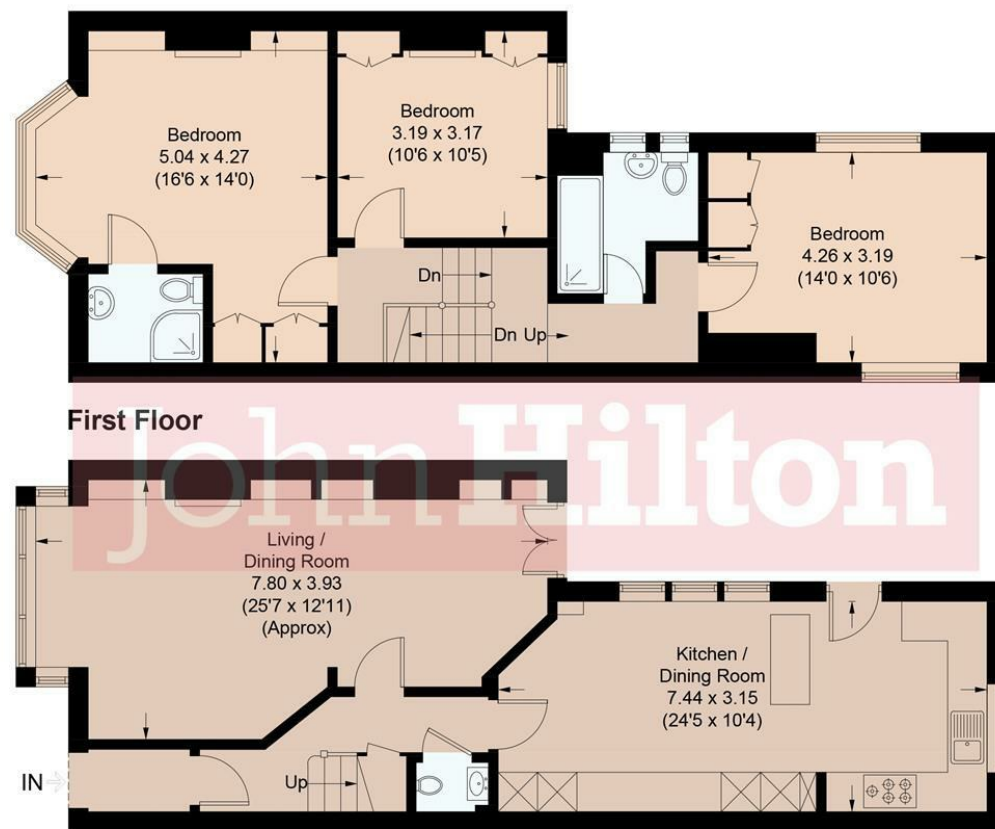


High Street, Rottingdean, BN2 7HF

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1265.00 sq ft

106 High Street, Rottingdean, BN2 7HF

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

£650,000 Freehold



JohnHilton



JohnHilton

106 High Street, Rottingdean, BN2 7HF

An attractive three-bedroom, Edwardian, bay-fronted house, ideally positioned in the heart of Rottingdean village, retaining much of its period charm and having been thoughtfully updated by the current owners to create a great family home with off-road parking.

Approached via a charming walled front garden with a tiled pathway and covered entrance, the spacious entrance hall features a stylish wood-effect tiled floor with underfloor heating which runs throughout the ground floor, a useful understairs storage cupboard and ground-floor WC, and an elegant staircase with mahogany handrail and turned balustrades ascending to the first floor.

The impressive dual-aspect living/dining room has original ceiling cornicing and picture rails and is an ideal space for both family living and entertaining. The living area has a period cast iron open fireplace with feature mantel, built-in alcove storage cupboards, and a double-glazed bay window which overlooks the front garden, while the dining area has a feature fireplace with painted surround and mantel, shelving to either alcove, and UPVC double-glazed doors which open directly onto the rear garden.

To the rear, the contemporary kitchen/dining room has been fitted with a stylish range of contrasting shaker-style wall and base cabinetry complemented by modern work surfaces and metro-tile splashbacks, with stainless steel sink and drainer with mixer tap, integrated dishwasher, fitted Rangemaster stove with two ovens, separate grill and five-ring gas hob with glass cover/splashback, space and plumbing for washing machine, separate tumble dryer, and upright fridge-freezer. This room is dual aspect having a double-glazed window over the rear garden and three UPVC double-glazed sash-style windows and a barn-style panelled and glazed door with cat-flap leading to the rear courtyard garden.

Upstairs, the split-level landing is illuminated by a Velux roof lantern which floods the upper floor with natural light and gives access to the three generous bedrooms and family bathroom, which has been stylishly refitted with a modern suite and features a walk-in shower with glass screen, pedestal wash hand basin, and low-level WC, and having fully tiled walls and floor.

The principal bedroom has a timber double-glazed sash bay window to the front offering delightful rooftop views over the village, a feature cast iron fireplace, built-in floor-to-ceiling wardrobes and separate low level storage cupboards to the alcove, and an en-suite comprising a quadrant shower with sliding door, wash hand basin and macerating WC. The second bedroom has built-in wardrobes to alcoves, a feature cast iron fireplace and tilt-and-turn double-glazed window overlooking the rear garden, while the third has a floor-to-ceiling triple wardrobe with shelf and hanging space and enjoys a dual aspect with a bright southerly outlook.

Outside, the walled courtyard garden provides a private and attractive setting to relax, with mature flower borders, a pergola, and a brick-paved patio entertainment area, ideal for outdoor dining. There's a wooden shed for storing tools and garden furniture, and a gate to the rear which gives access to a private off-road parking space, approached via Steyning Road.

A superb village home combining period elegance, modern comfort, and convenient parking, with Rottingdean's vibrant mix of independent shops, cafes, traditional pubs and restaurants on its doorstep. Just a 5-minute walk to the beach and the seafront, with regular buses into Brighton's city centre. Easy access to the South Downs to the north of the village, as well as links to the A27/A23 road networks, this location is ideal for those wanting the village life while being only a 10-minute drive from central Brighton.



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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		
England & Wales	EU Directive 2002/91/EC	
		82
	73	

Council Tax Band: **D**

- Edwardian Terraced House
- Three Double Bedrooms
- Underfloor Heating Throughout Ground Floor
- Two Bathrooms
- Separate WC
- Dual Aspect Living/Dining Room
- Modern Kitchen
- Walled Rear Garden
- Private Parking Space
- Vendor Suited