



5 Vicarage Terrace, Rottingdean, BN2 7HT
£465,000

Carruthers and Luck
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5 Vicarage Terrace

Rottingdean, Brighton

Nestled in the heart of historic Rottingdean Village, this charming two-bedroom semi detached listed cottage presents a rare opportunity for those seeking character, convenience, and potential. Set across three spacious levels plus a useful cellar, the property offers an impressive amount of living space for its type. The ground floor features a welcoming lounge with period details and ample natural light, complemented by a separate dining room which opens into the kitchen which has stairs to a useful Cellar and overlooks the rear garden and offers scope for modernisation. The Cellar is a good size with decent head height, has a wc and has been used as a Utility room and storage area.

Upstairs, the cottage is currently arranged as two large double bedrooms, each with generous proportions and original features, but there is the flexibility to reconfigure the layout to accommodate a third bedroom as was original. The bathroom is situated on the first floor and could benefit from updating, allowing you to add your own style. Throughout, the property retains a wealth of character, with exposed beams and traditional finishes, while offering a blank canvas for further improvement.



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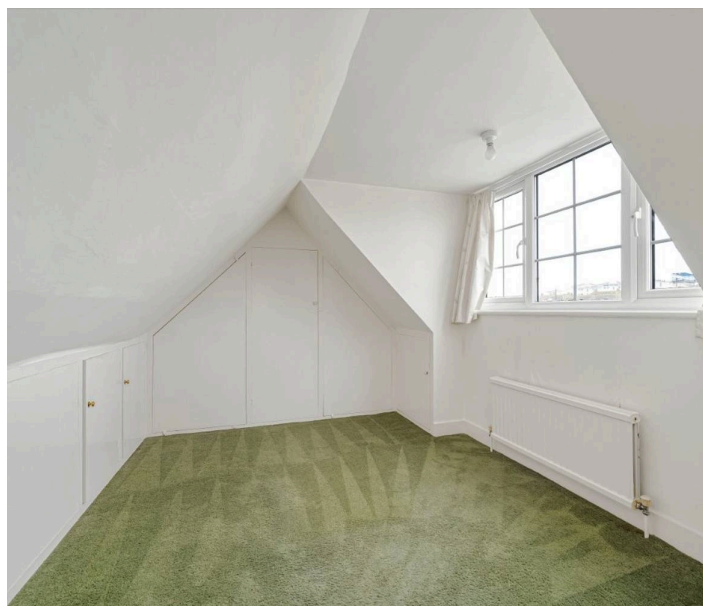
Rottingdean, Brighton

The exterior of the cottage is equally appealing, with both front and rear gardens providing attractive outdoor spaces to enjoy throughout the seasons. The front garden is enclosed by flint walls, with mature shrubs and a pathway leading to the entrance, creating a welcoming first impression. At the rear, the good-sized garden offers a private oasis with established planting, lawned areas, and patio space. The property benefits from its idyllic position within the village, just moments from the seafront, scenic walks, and the vibrant local community including pubs, restaurants, shops and the historic pond and Kipling Gardens. The property's central location ensures all amenities are within easy walking distance. This delightful cottage combines period charm with outdoor space and convenience, making it an ideal choice for those looking to create a bespoke home in a picturesque village setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



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Approximate Gross Internal Floor Area = 107.3 sq m / 1156 sq ft

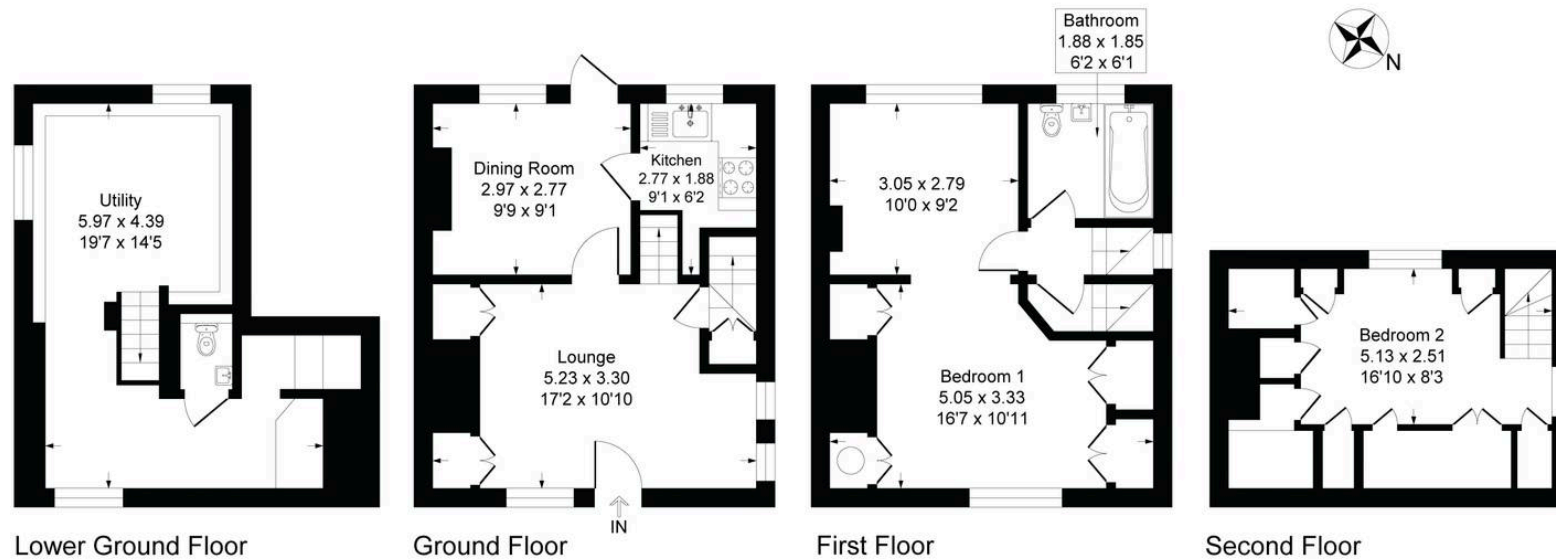


Illustration for identification purposes only, measurements are approximate, not to scale

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