



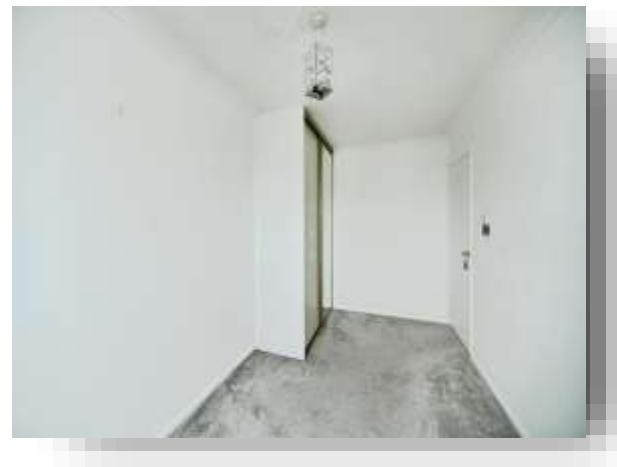
St. Aubyns Mead, Rottingdean Brighton BN2 7HY

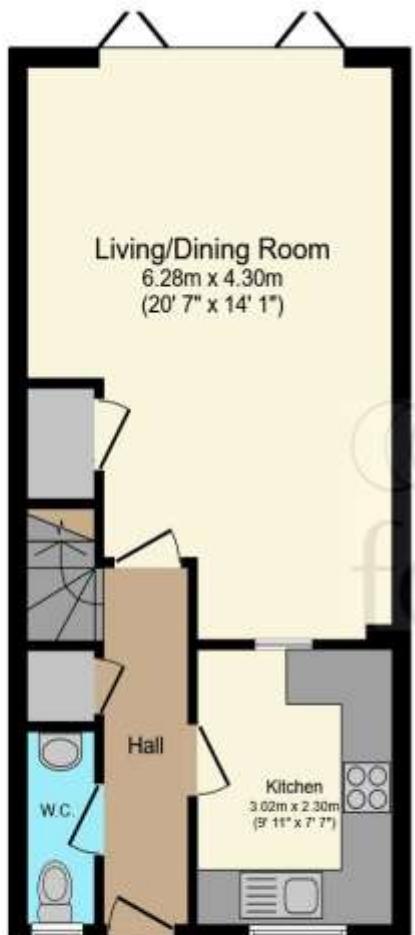
Welcome to this well-presented and spacious 3-bedroom terraced home, ideally situated in the peaceful and sought-after location of St Aubyns Mead, Rottingdean. This charming property offers comfortable and flexible living across two floors.

welcome to

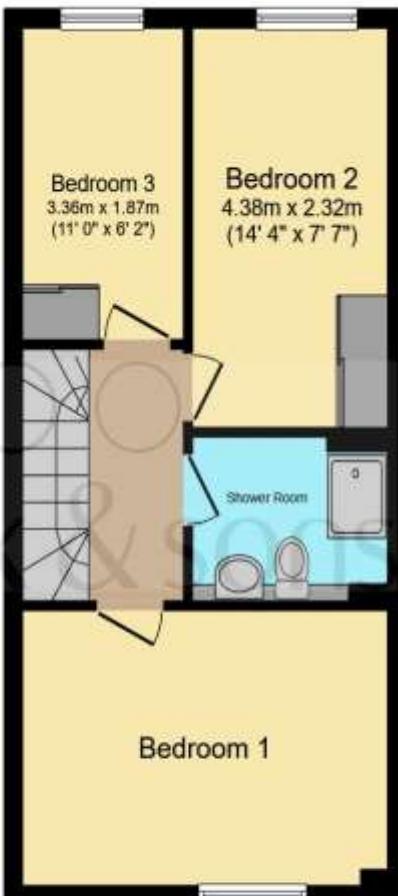
St. Aubyns Mead, Rottingdean Brighton

Upon entering, you're greeted by a generously sized living area, ideal for both relaxing and entertaining. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The property boasts three good-sized bedrooms, each offering ample space for furnishings and storage. Whether used as bedrooms, home offices, or guest rooms, the layout is both practical and adaptable to suit your lifestyle. The kitchen and dining area are well-appointed and overlook the rear garden, offering a seamless flow to outdoor living.





Ground Floor



First Floor



Garage

Total floor area 93.5 m² (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The beautiful garden space is a true highlight - perfect for summer gatherings, gardening enthusiasts, or simply enjoying a peaceful retreat in the sun. A generous-sized family bathroom serves the upstairs, offering both functionality and comfort with contemporary fittings and plenty of room. Additional benefits include a private garage space, ideal for secure parking or extra storage, and the quiet, well-maintained setting of St Aubyns Mead, which combines community charm with easy access to local amenities, the beach, and scenic South Downs walks.

This delightful property is a must-see for those seeking space, comfort, and location in equal measure.

welcome to

St. Aubyns Mead, Rottingdean Brighton

- GARDEN SPACE
- 3 BEDROOM
- NO CHAIN
- GARAGE
- NEARBY BUS ROUTES
- NEAR BY SHOPS
- VILLAGE LOCATION
- SEASIDE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£450,000



view this property online fox-and-sons.co.uk/Property/RTD105152

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RTD105152 - 0005

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 309968



rottingdean@fox-and-sons.co.uk



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



fox-and-sons.co.uk