



St. Aubyns Mead, Rottingdean Brighton BN2 7HY

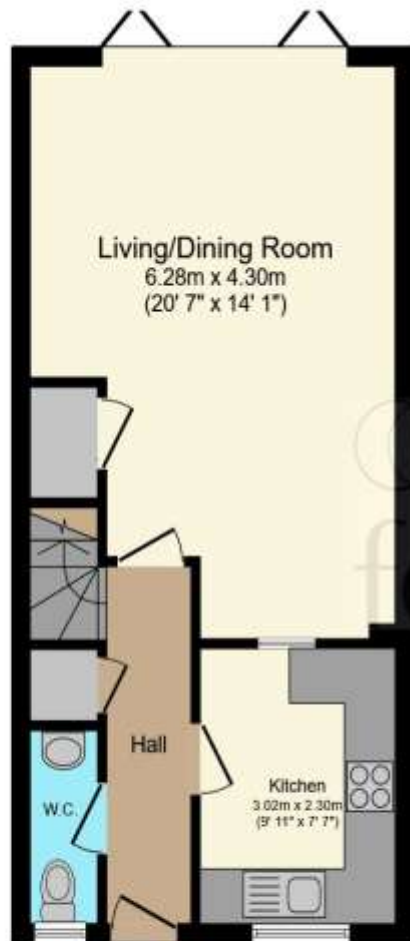
Welcome to this well-presented and spacious 3-bedroom terraced home, ideally situated in the peaceful and sought-after location of St Aubyns Mead, Rottingdean. This charming property offers comfortable and flexible living across two floors.

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.

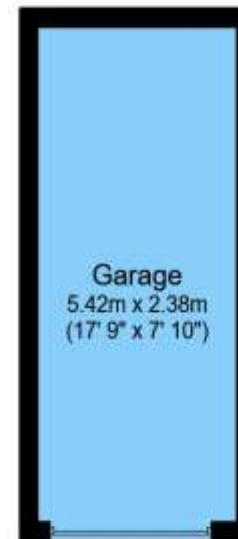




Ground Floor



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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTD105152 - 0005

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