



5 Nicholson Place
Rottingdean, BN2 7FZ

Pearson
Keehan



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Asking price £699,950

Located in the heart of the picturesque Rottingdean village, this wonderful terraced house at Nicholson Place offers an ideal blend of modern fittings with traditional charm. This beautiful home presents a versatile and spacious living environment ideal for families or those looking to enjoy a peaceful coastal lifestyle.

From the entrance hall you are welcome to a stylish and contemporary kitchen with modern cabinetry, integrated appliances, and a cozy breakfast nook. The kitchen seamlessly flows into the spacious open-plan living and dining area, which boasts abundant natural light, elegant décor, and direct access to a beautifully landscaped rear garden. The garden itself is a tranquil oasis, featuring neat stone paving, mature plants, and decorative brickwork, offering an ideal space for outdoor dining and relaxation.

Conveniently located on the ground floor is a downstairs WC, providing added practicality for family life and entertaining guests.

The first floor accommodates three well-proportioned bedrooms. The master bedroom is a serene retreat, featuring ample space for a king-size bed and additional furnishings. The second bedroom offers flexibility as a guest room or home office, while the third bedroom is ideal for a child's room or study. The modern family bathroom is fitted with contemporary fixtures, including a full-sized bath and stylish vanity unit.

The property also benefits from allocated parking space at the front, ensuring easy and convenient off-road parking.

This property is perfectly situated for enjoying the vibrant community of Rottingdean while being just a short drive from Brighton city centre. Ideal for families, professionals, or those seeking a stylish coastal home.



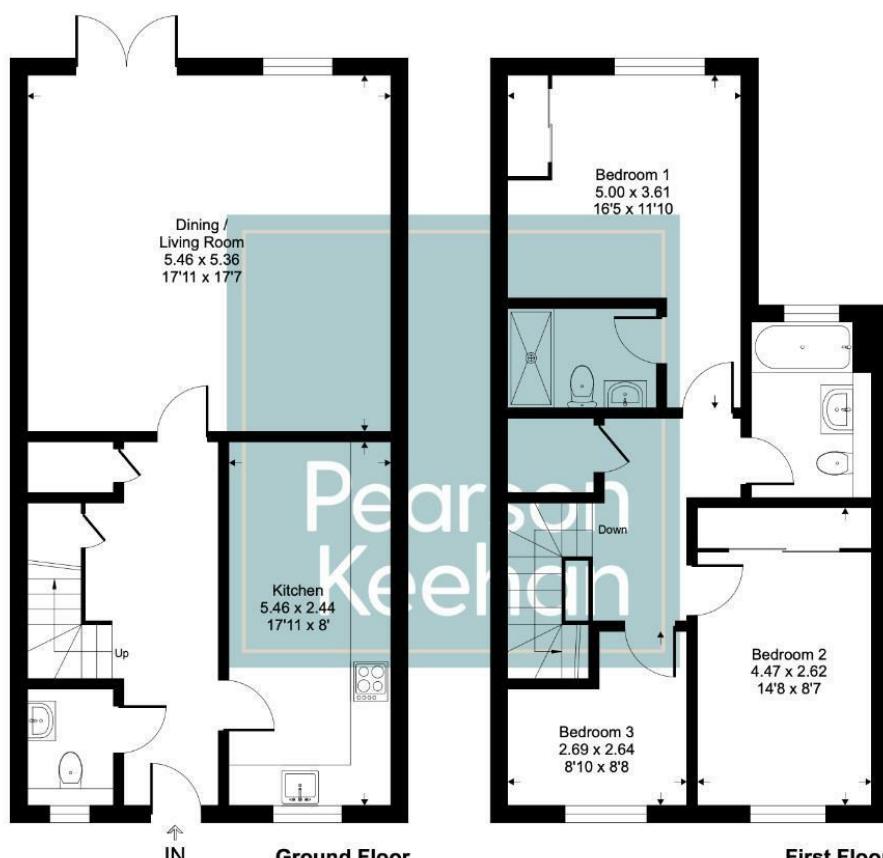
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Approximate Gross Internal Area = 112.5 sq m / 1212 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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