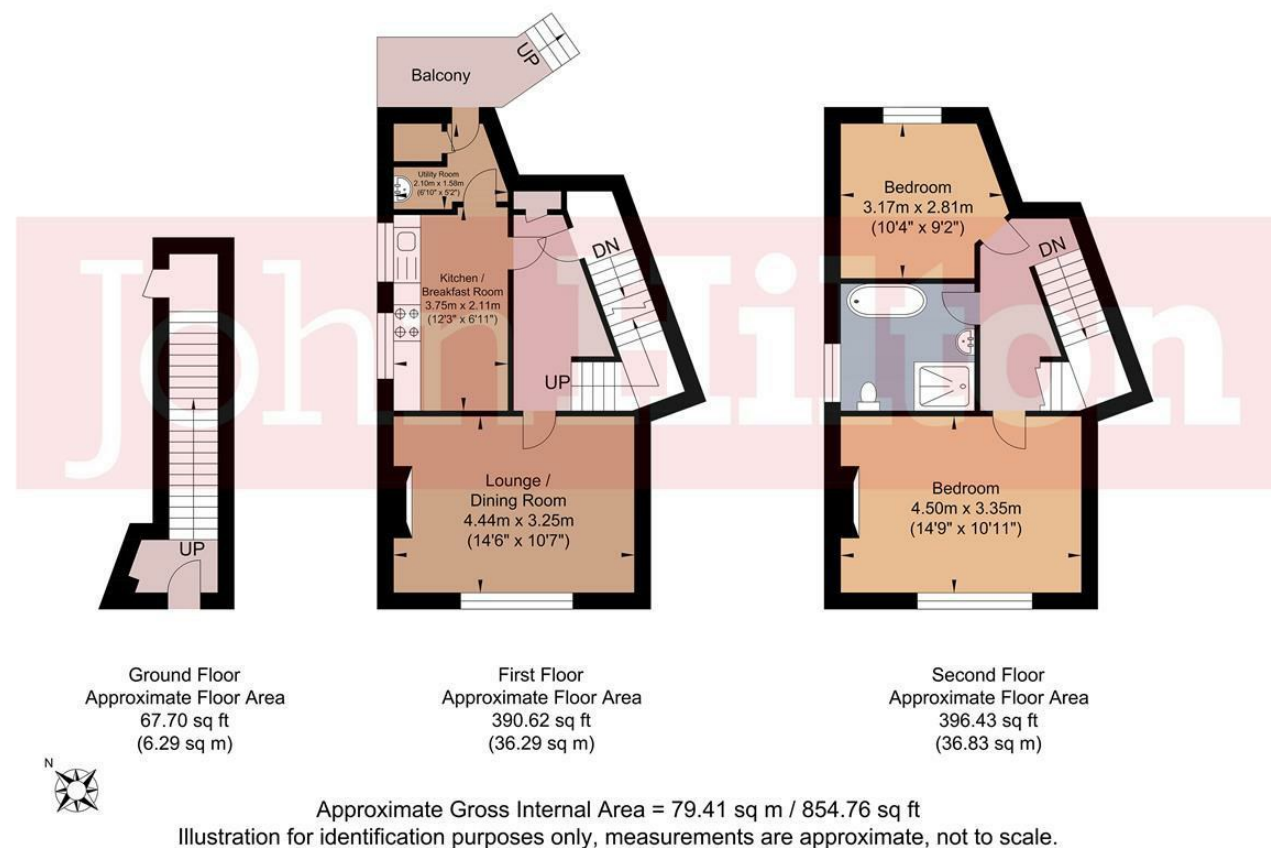


## High Street, Rottingdean



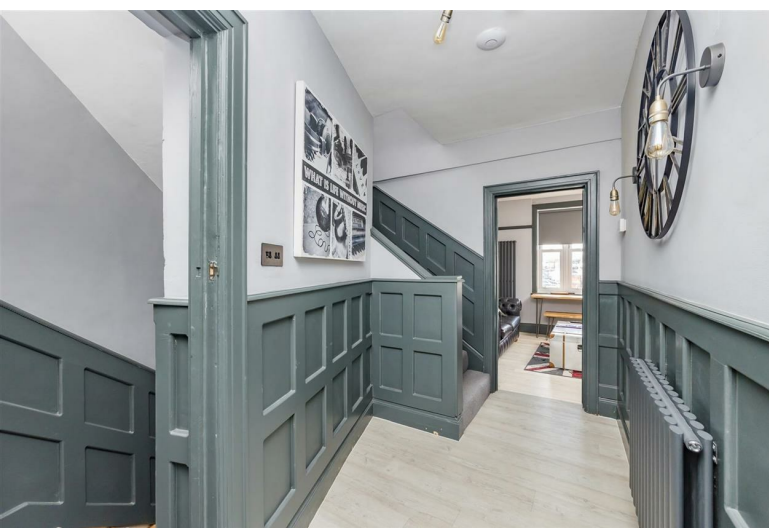
Total Area Approx sq ft

52a 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

**£1,800 PCM**





## 52a High Street, Rottingdean, BN2 7HF

A stunning 2 bed maisonette situated in Rottingdean High Street set over 2 floors with delightful sea views and it's own private entrance.

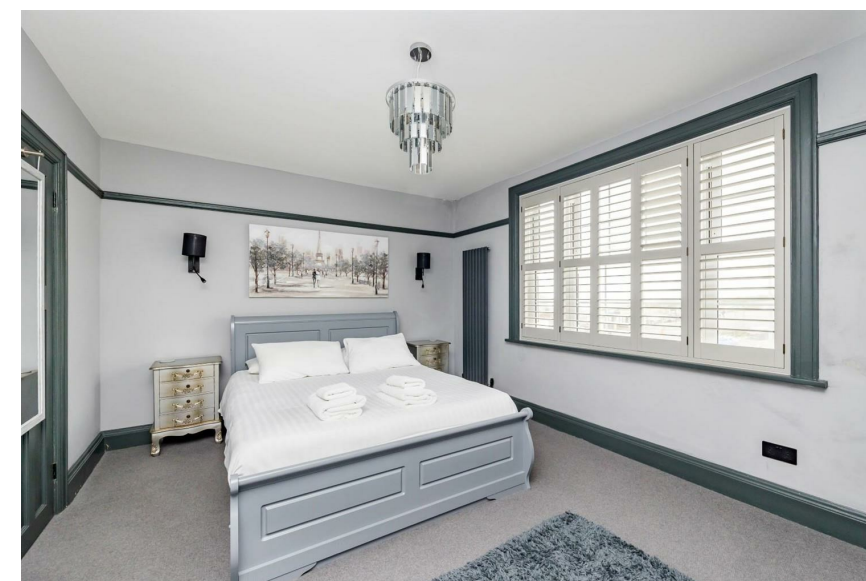
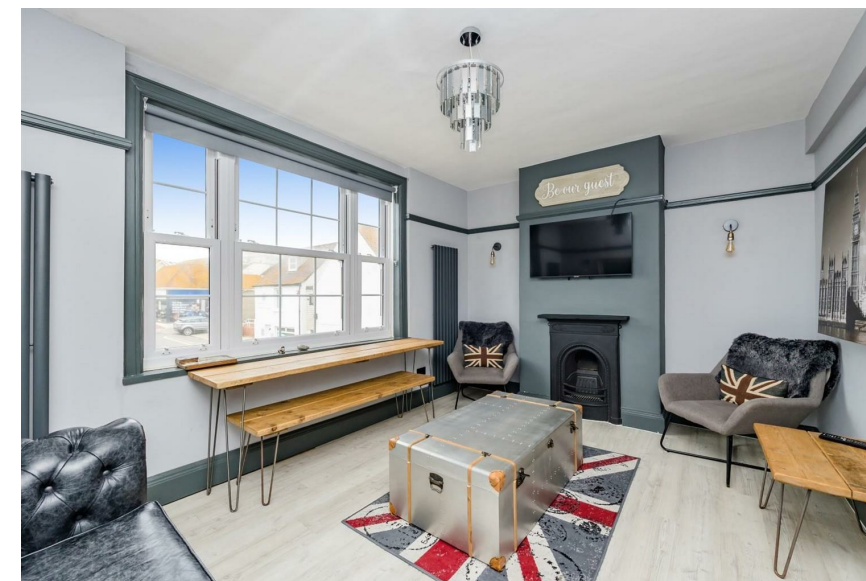
Refurbished in 2022 throughout to a very high standard and AVAILABLE 12th January 2026!

Spacious accommodation includes feature fireplaces to bedroom 1 and lounge, modern fitted kitchen/breakfast room with integrated appliances (including wine cooler), utility room and small balcony at the rear. Luxury bathroom suite with a freestanding roll top bath and a walk in shower. Property can come furnished / part or unfurnished.

Convenient location close to local cafes, eateries, local pubs and independent shops on the High Street. Easy access into the city centre with frequent buses closes by or 5-10 mins drive along the coast road.

WIFI Included in Rent  
Council Tax Band B

- A holding deposit of £415.38 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



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	
		74
	62	

Council Tax Band: **B**

- Stunning 2-Bed Maisonette
- Refurbished in 2022 to a High Standard
- Available 3rd October - Furnished, Part-Furnished or Unfurnished
- Spacious Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Utility Room
- Luxury Bathroom Suite with Freestanding Roll Top Bath & Walk-In Shower
- Wi-Fi Included in Rent
- Convenient Location on High Street, Close to Local Amenities & Regular Bus Services
- Council Tax Band B