

JohnHilton

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Est 1972



Total Area Approx 1399.32 sq ft

14 The Cape, 11 Marine Drive, Rottingdean, BN2 7GZ

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

£2,500 PCM

view all our properties at:
www.johnhiltons.co.uk

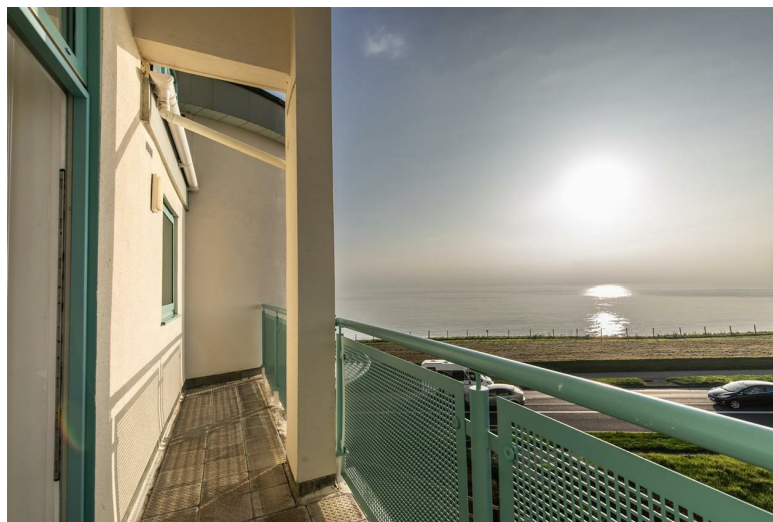
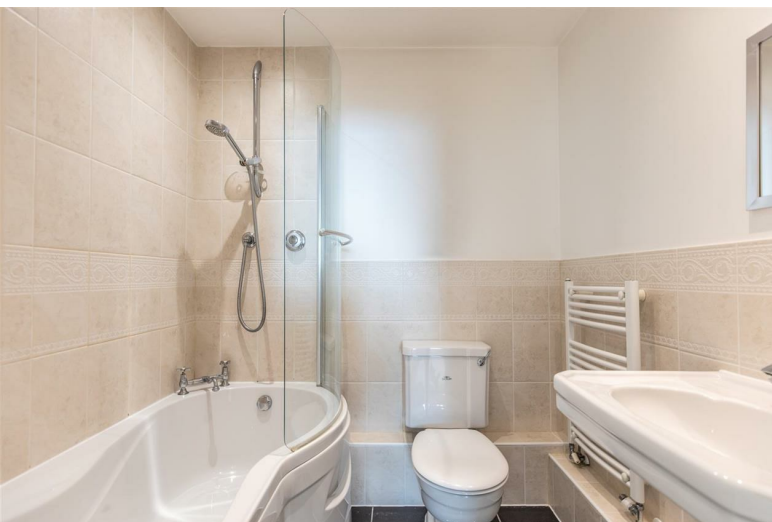
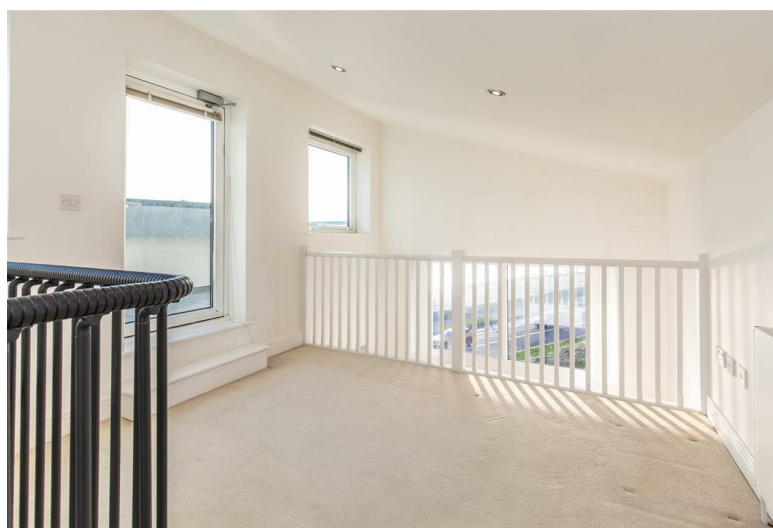


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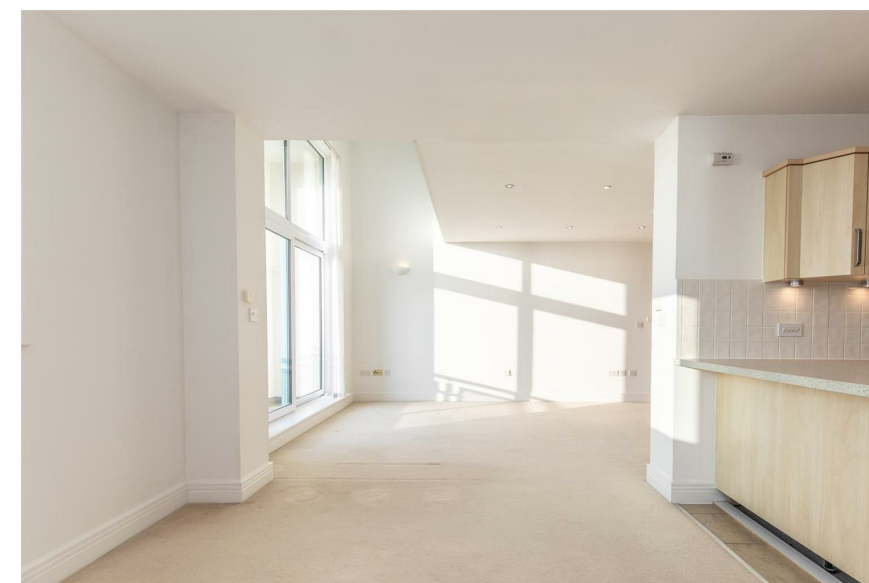
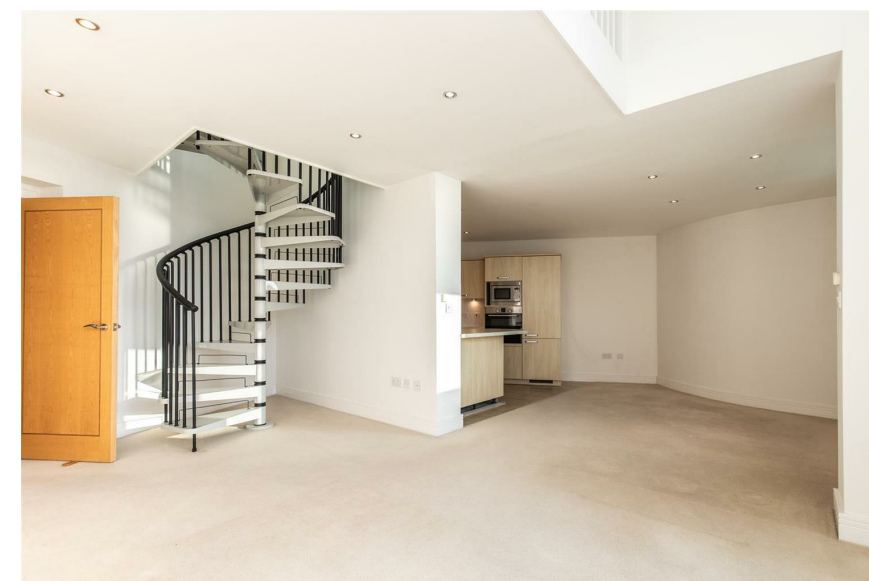


14 The Cape, 11 Marine Drive Rottingdean BN2 7GZ

- Stunning second floor three bedroom duplex
- Two beds with en-suites
- Direct sea views, balcony and roof terrace
- Available June 2nd
- Modern neutral décor
- Unfurnished with white goods
- Open plan living room, dining room, and kitchen leading to the balcony with sea views
- 3 bathrooms
- Roof terrace with panoramic views
- Popular seafront location in Rottingdean Village
- Allocated parking
- Council tax band G
- 12-month tenancy

• A holding deposit of £576.92 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward 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	

Council Tax Band: **G**

- **AVAILABLE NOW**
- **Stunning Second Floor Duplex Apartment**
- **Unfurnished with White Goods**
- **3 Bedrooms & 3 Bathrooms (2 En-Suite)**
- **Roof Terrace & Balcony with Panoramic Sea Views**
- **Open-Plan Living Room, Dining Room & Kitchen Leading to Balcony**
- **Allocated Parking**
- **Council Tax Band G**
- **12-Month Tenancy**
- **Popular Seafront Location in Rottingdean Village**