

## St. Aubyns Mead, Rottingdean, BN2 7HY

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 95.3 sq m / 1026 sq ft

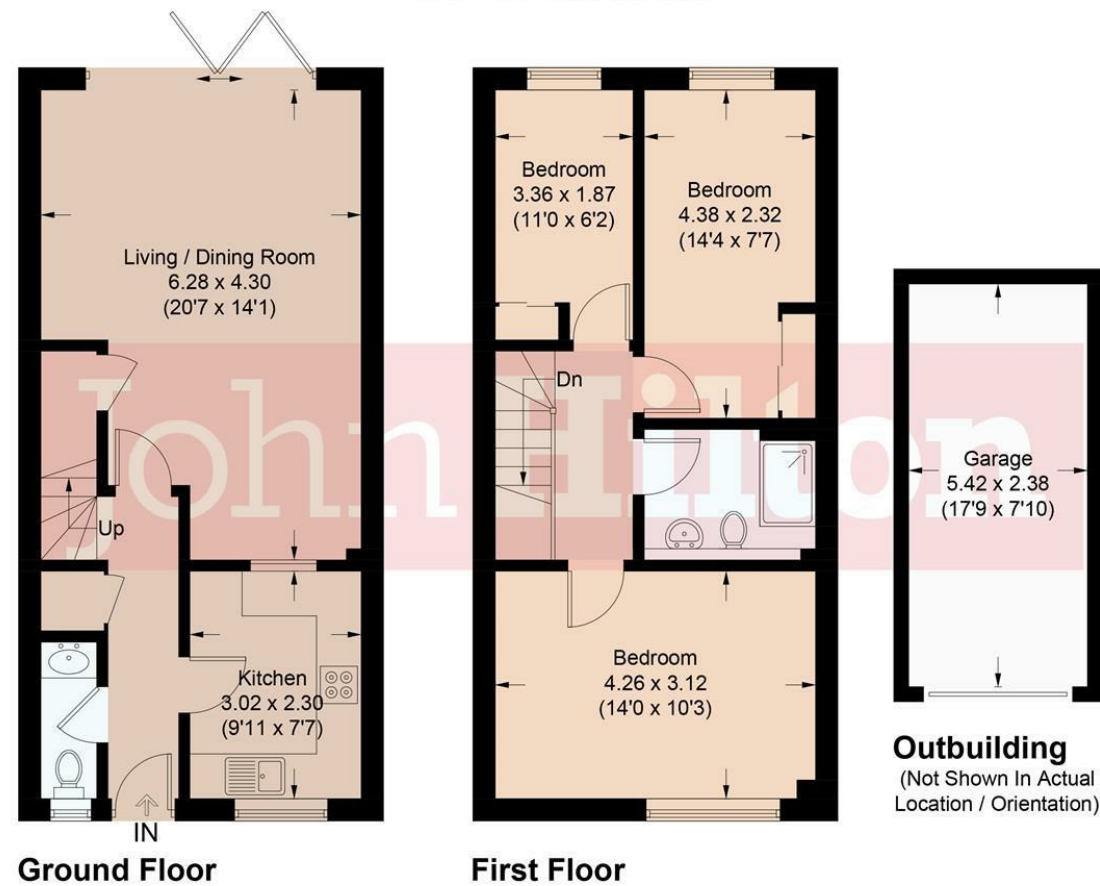


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 886.00 sq ft

23 St. Aubyns Mead, Rottingdean, BN2 7HY

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](mailto:sales@johnhiltons.co.uk)

## £475,000 Freehold





We are pleased to offer this 3-bedroom mid-terrace house being sold with no onward chain. Situated in a tucked away location close to the centre of the historic village of Rottingdean, conveniently located only moments from Rottingdean's main high street with a good selection of shops, cafes, bars and restaurants, close to regular bus services to Brighton City Centre & Eastbourne, and a stone's throw away from the beach and undercliff walk. The house has been lovingly looked after and is in good decorative order. Accommodation comprises entrance hall with a downstairs WC, kitchen with wooden units and work surfaces, spacious living/dining room with bi-fold doors to a south-westerly large patio. On the first floor there are 3 good sized bedrooms, 2 having fitted wardrobes with sliding doors and the bedrooms at the rear of the property offering SEA VIEWS. The property is set in communal grounds with a garage and a communal gate offering access to Rottingdean village.

Projected rental income of £2,000 pcm (£24,000 pa).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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: E

- Three Bedroom Mid-Terrace House
- Double Glazing Throughout
- South-Westerly Patio Garden
- Garage
- Central Rottingdean Village Location
- Sea Views
- Spacious & Bright Living Room
- Projected Rental Income of £2,000 pcm (£24,000 pa)
- Close to Local Amenities, Bus Services & Rottingdean Beach
- NO ONWARD CHAIN

# 23 St. Aubyns Mead Rottingdean BN2 7HY

## Approach

Paved pathway with lawned areas either side.

## Entrance Hall

Stairs ascend to first floor, vinyl wood-effect flooring, radiator, storage cupboard housing hot water cylinder.

## Lounge/Dining Room

6.28m x 4.30m (20'7" x 14'1")  
Vinyl wood-effect flooring to dining area, carpet to lounge, bi-fold doors with fitted blinds lead onto South-Westerly aspect patio, decorative fireplace with glass shelf above, storage cupboard housing electric meter, radiators.

## WC

Vinyl wood-effect flooring, obscure double glazed window to front, radiator, vanity unit with inset wash hand basin and cupboard below housing gas meter, white tiled splashback and low-level WC.

## Kitchen

3.02m x 2.30m (9'10" x 7'6")  
Vinyl wood-effect flooring, double glazed window to front, range of eye and base level units with wood-effect doors. Wooden worktops extend to include stainless steel sink and drainer with mixer tap, spaces for freestanding cooker, fridge/freezer and washing machine, cupboard housing 'Ideal' boiler, tiled splashback, feature glass serving hatch to lounge/dining room.

## First Floor Landing

Access to loft.

## Bedroom

4.38m x 2.32m (14'4" x 7'7")  
Double glazed window to rear offering sea views, fitted wardrobe with sliding doors offering hanging space and shelving, radiator.

## Bedroom

3.36m x 1.87m (11'0" x 6'1")  
Double glazed window to rear offering sea views, fitted wardrobe with sliding doors offering hanging space and shelving, radiator.

## Bedroom

4.26m x 3.12m (13'11" x 10'2")  
Double glazed window to front, radiator.

## Bathroom

Vinyl flooring and part-tiled walls, large shower enclosure with sliding door and 'Mira' electric shower, pedestal wash hand basin with recessed shelf and wall-length mirror over, low-level WC, radiator, chrome towel rail.

## Garden

Paved patio area, flower beds either side with mature shrubs, gated access to Marine Drive.

## Garage

5.42m x 2.38m (17'9" x 7'9")  
Up-and-over door, shelving for storage.

