

## Newlands Road, Rottingdean, BN2 7GD

Approximate Gross Internal Area = 183.5 sq m / 1975 sq ft  
Gym / Studio = 28.2 sq m / 303 sq ft  
Total = 211.7 sq m / 2278 sq ft

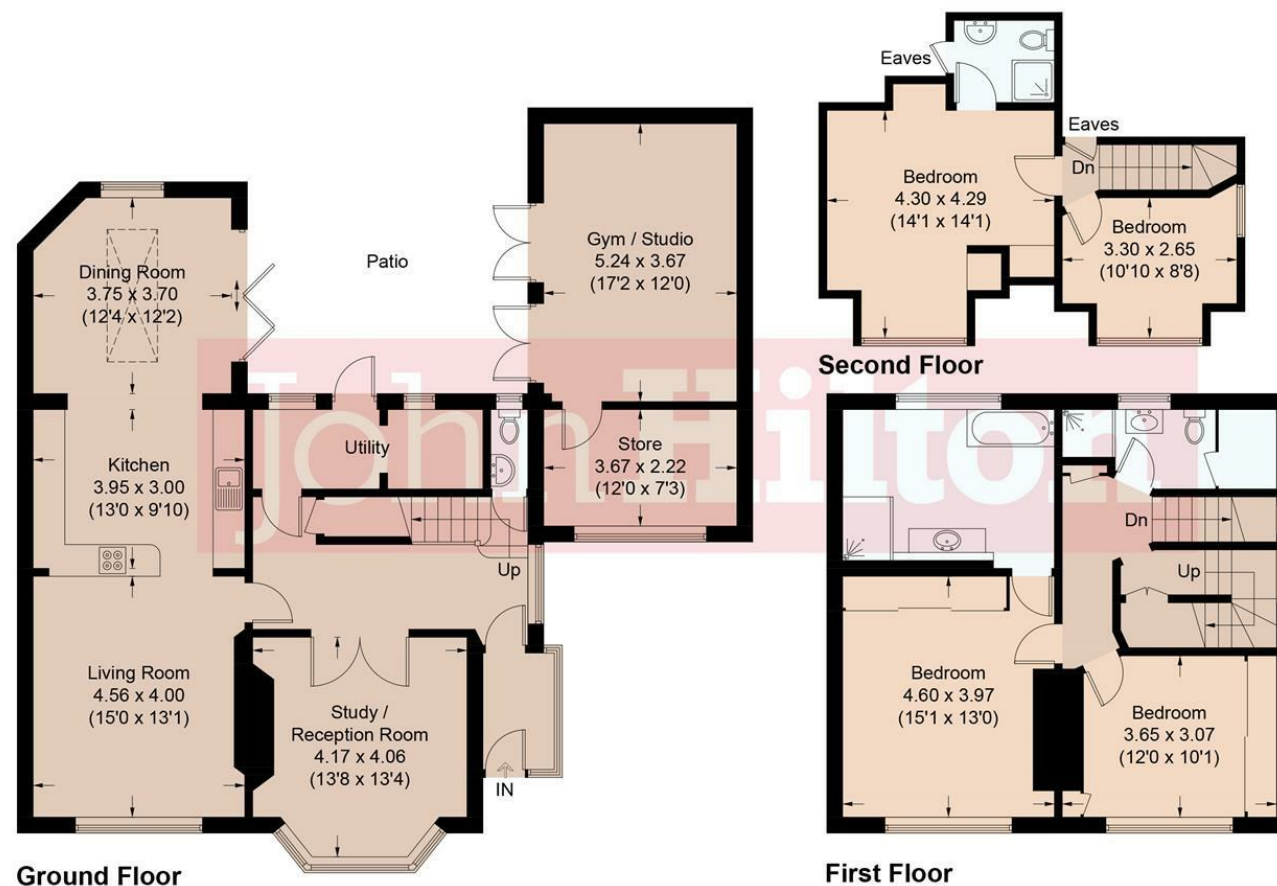


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1975.00 sq ft

10 Newlands Road, Rottingdean, BN2 7GD

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**£1,150,000 Freehold**





# 10 Newlands Road Rottingdean BN2 7GD

**\*\* VIEWING IS HIGHLY RECOMMENDED \*\***

A substantial 1930s detached house with wonderful coastal views, having been modernised but retaining many original period features. Located in the historic village of Rottingdean, just a 5-minute walk from the High Street where you will find an array of traditional pubs, independent shops, tea rooms and beauty salons, along with amenities including convenience stores, a butcher, dentist and Post Office, with access to Rottingdean Beach and the undercliff walk which takes you all the way to Brighton Marina. Brighton's city centre with mainline railway links to London and Gatwick Airport is just 4.4 miles away and is within a 10-minute drive along the coast road, and there are excellent bus services from Rottingdean every 10 minutes.



Rarely available, this four-bedroom family home is presented in excellent order throughout and benefits from stunning sea views from all principal rooms and ample storage. As you enter you are greeted by a spacious entrance hall with stairs to the upper floors, a WC, a study/second reception room, utility room, and a beautifully presented open-plan living space which leads through to a modern kitchen with white high-gloss wall and base units, 'Neff' appliances, Corian worktops and sink with Quooker tap, and an extended dining area with bi-fold doors onto the rear garden. Upstairs, the first-floor landing leads to two double bedrooms and a modern family shower room comprising double walk-in shower, wash hand basin and low-level WC. The bedrooms are situated on the west side of the property, both having magnificent sea views and made-to-measure wardrobes with obscure glazed sliding doors, the main bedroom with luxury en-suite comprising freestanding bath, walk-in shower and underfloor heating. The second floor has two further bedrooms, one with a dual aspect, the other with an en-suite, with a westerly aspect allowing you to wake up to stunning views over the English Channel.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(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**

- Four Bedroom Detached House
- Central Rottingdean
- Off-Road Parking
- 150ft Rear Garden
- Three Bathrooms
- Sea Views
- Two Reception Rooms
- Stone's Throw from Rottingdean Beach
- Separate Studio with Potential to Convert (Subject to Usual Consents)
- Electric Car Charging Point

The beautiful rear garden extends to 150ft with the lower patio area leading to a separate studio/gym which has potential to convert into living accommodation or a home office, subject to the usual consents. Steps lead up to a raised patio area with a covered garden kitchen, perfect for entertaining. The garden is laid mainly to lawn with mature trees, hedges and shrubs, a sculpture made from an original pillar of the West Pier and an original bomb shelter which dates back to the Second World War, along with raised vegetable planters with pebble surround and a raised decked area where you can enjoy the last of the evening sun. To the front, the ample driveway provides off-road parking for 3/4 cars and has an electric car charger point.