

Total Area Approx 726.00 sq ft

18A Nevill Road, Rottingdean, BN2 7HG

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Guide Price £350,000-£375,000
Leasehold - Share of Freehold

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*** GUIDE PRICE £350,000-£375,000 ***

Ground floor, two double bedroom apartment with the benefit of off-road parking, private patio garden, and a 994-year lease.

Situated in the heart of Rottingdean Village, just off the South Coast Road on the outskirts of Brighton, the apartment is a stone's throw from the High Street with a vibrant mix of independent shops, cafes, traditional pubs, the newly refurbished White Horses Hotel, amenities such as a butcher, greengrocer, dentist and Post Office, and two primary schools. Just moments from the beach and the popular undercliff walk which takes you all the way to Brighton Marina and beyond, and regular buses from the seafront into Brighton city centre and mainline station.

Approached via a private driveway, the property has its own front door which opens into a spacious hallway that runs the length of the apartment and has a coat/shoe storage cupboard.

The kitchen is fitted with high-gloss flat-front base and wall units, with an integrated electric oven and inset four-ring gas hob. There is plumbing for a dishwasher and space for a fridge-freezer, an 'ideal independent' boiler and circular sink with sluice/pull-out mixer tap and drainer. A single-glazed window and door lead into the utility room which has plumbing for a washing machine, a single radiator and double-glazed window and door with cat-flap to the patio garden.

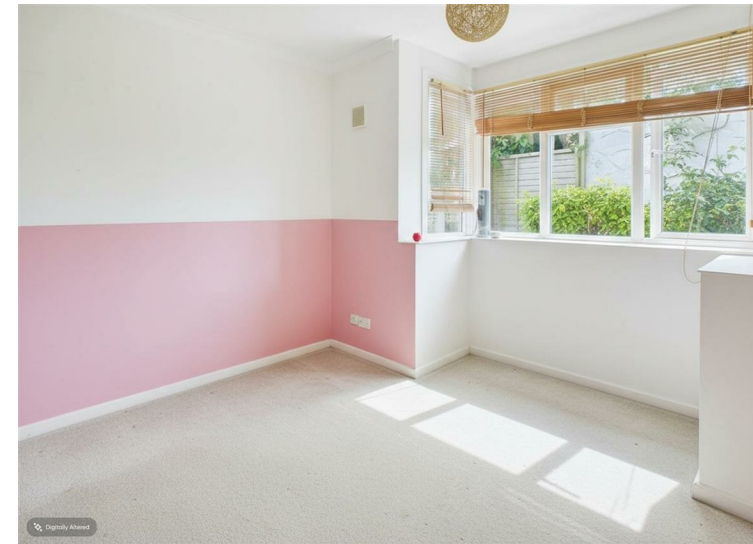
Across the hallway, the spacious living room has a southerly aspect with double-glazed UPVC bay window with window sill and ample room for sofas and dining table.

The generously sized main bedroom has a double-glazed UPVC bay window to the patio garden and double full-height wardrobe with sliding part-mirrored doors. The second bedroom also has a UPVC double-glazing bay window with views to the patio garden.

There is a family bathroom with obscure double-glazed UPVC window to the side and a white bathroom suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC, and two storage cupboards with shelving.

Outside you have a small patio to the front and an off-road parking space, with a side gate leading to the rear patio area which is walled and fenced, with a raised flower bed across the rear wall.

With easy access to the South Downs National Park to the north of the village, as well as links to the A27/A23 road networks, this location is ideal for those wanting the village life while being only a 10-minute drive from the city centre.



- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Utility Area
- Spacious Living Room
- Private Patio Garden
- Off-Road Parking
- Own Street Entrance
- Central Village Location
- Vacant Possession & NO ONWARD CHAIN

| 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 | |
| | 63 |
| | 73 |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Council Tax Band: **B**