

112 High street, Rottingdean

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
 Outdoor Cupboard = 1.1 sq m / 12 sq ft
 Total = 117 sq m / 1259 sq ft

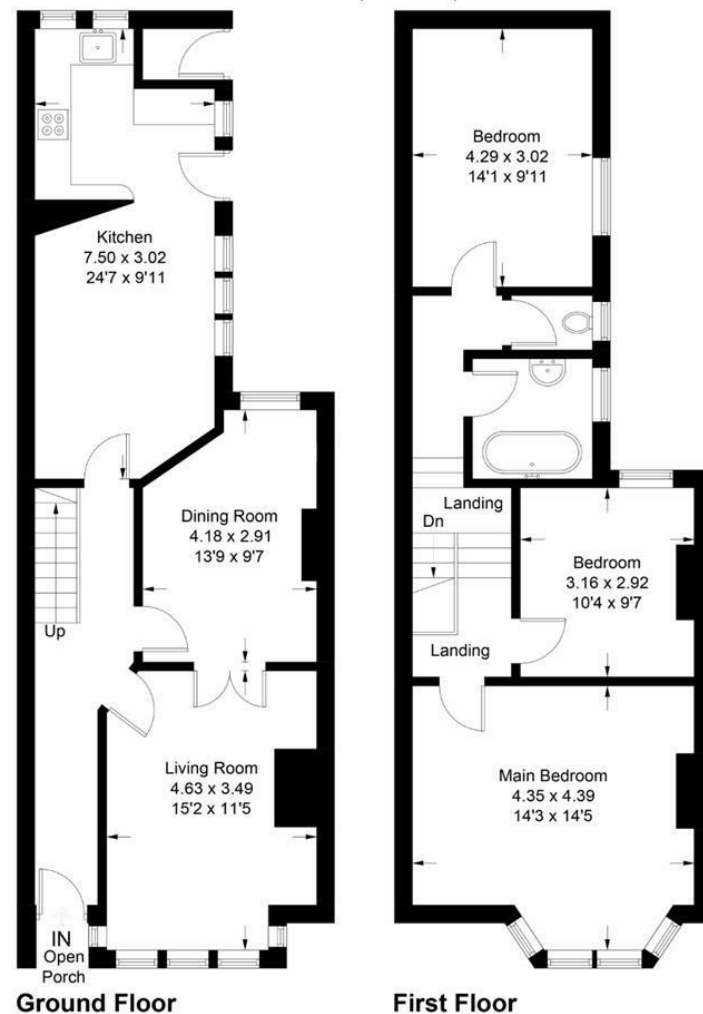


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072227)



Total Area Approx 1247.00 sq ft

112 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

Offers In Excess Of £575,000
Freehold



112 High Street Rottingdean BN2 7HF

An attractive three-bedroom Edwardian family home, perfectly positioned in the heart of the historical village of Rottingdean amongst a vibrant mix of independent shops, cafes, traditional pubs and restaurants, just moments from the beach and the seafront where there are regular buses into Brighton's city centre. With easy access to the South Downs 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 central Brighton.

This charming property is full of character and offers the perfect blend of period charm and modern comfort. Well-proportioned accommodation is arranged as two reception rooms and a kitchen/breakfast room to the ground floor, alongside three double bedrooms, bathroom and separate toilet to the first floor, and a flint wall-enclosed and surprisingly secluded rear courtyard.

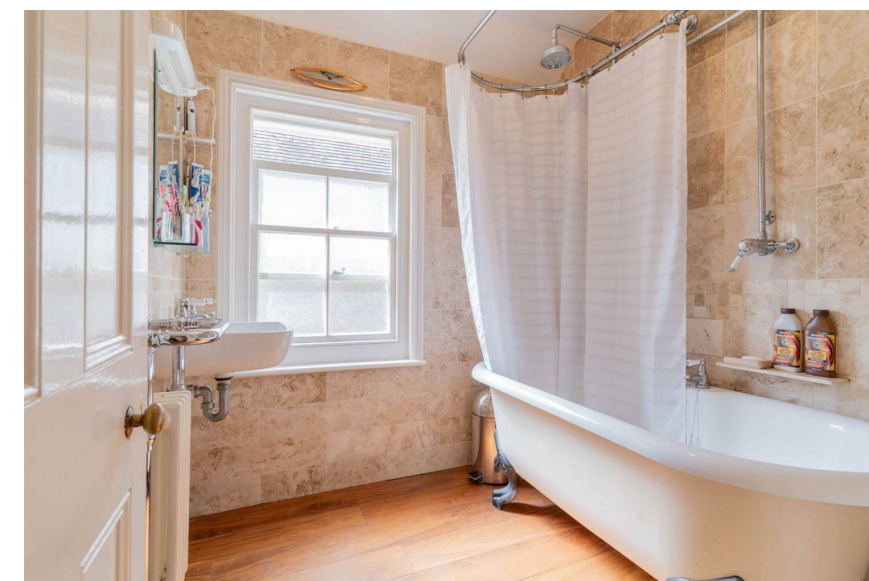
A gated pathway and small front garden with mature plants and shrubs lead you to the period timber panelled and glazed front door and into the entrance hallway which has ample space for coats and shoes. The bright and spacious living room has a box bay window and feature fireplace with decorative surround and mantel, tiled hearth and inset log burner - perfect for the cosy winter months. Panelled folding doors open through to the dining room with feature fireplace and large sash window overlooking the rear courtyard - a versatile space that can become an extension of the living room or be used as a separate reception room - and both rooms have picture rails and cornice ceilings.

The kitchen/breakfast room is situated to the rear of the property, the dining area being light and bright thanks to the beautiful large sash windows, with matching wall and base units providing ample storage, wooden square-edge worktops and wall-mounted shelving. The kitchen is also fitted with matching wall and base units and wooden square-edge worktops, gas hob with fitted oven below, stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, 'Worcester' boiler, heated towel rail, and a door leading onto the rear courtyard.

Upstairs there are three double bedrooms and a family bathroom with separate WC. The main bedroom to the front of the property has a large bay window providing plenty of natural light, feature fireplace and built-in storage, as does the bedroom to the rear overlooking the courtyard. The family bathroom comprises a freestanding, roll-top, claw-foot bath with shower over, a wall-mounted wash basin and a large sash window to the side, while the separate WC is situated right next door.

The quiet, secluded rear courtyard is paved with flint walls, gated access to the High Street and ample space for outdoor furniture and 'al fresco' entertaining.

Being sold with NO ONWARD CHAIN, viewing is highly recommended!



- Three-Bedroom Edwardian Family Home
- Village Location
- Well-Proportioned Accommodation
- Two Receptions
- Family Bathroom & Separate WC
- Kitchen/Breakfast Room
- Period Features
- Private Rear Courtyard
- A Stone's Throw from Local Amenities & Seafront
- 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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**