

## Bazehill Road, Brighton, BN2 7DB

Approximate Gross Internal Area = 230.4 sq m / 2480 sq ft  
(Including Garage)

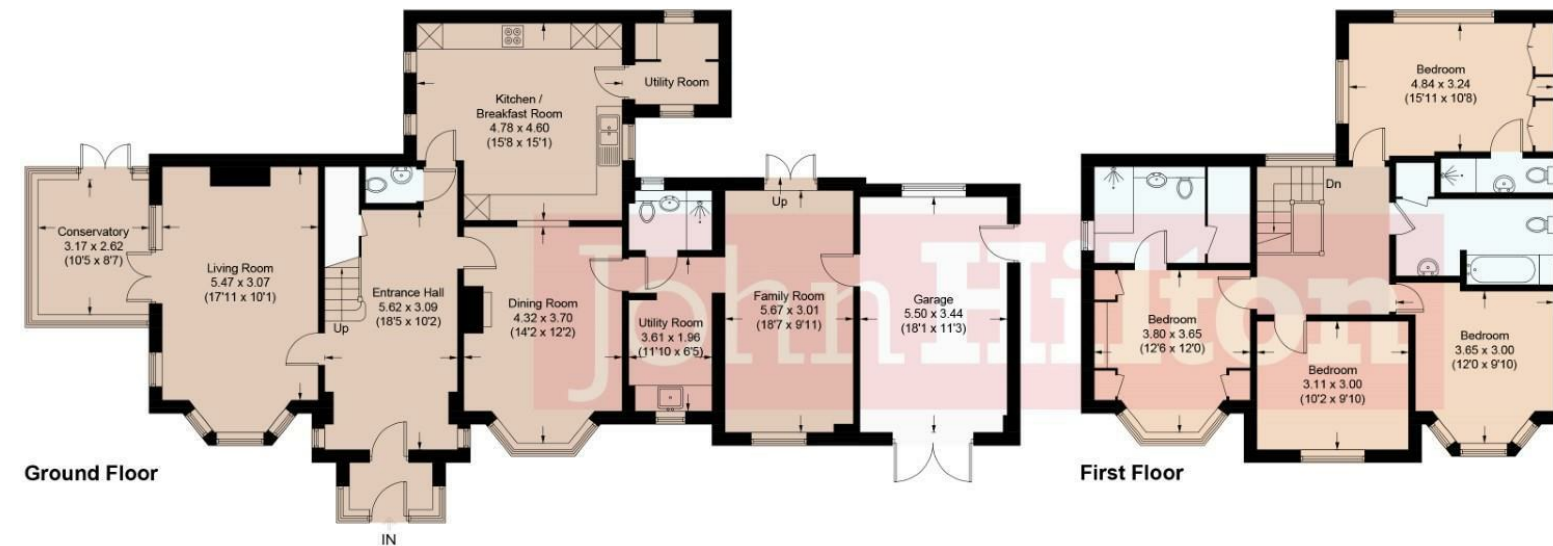


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 2480.00 sq ft

1 Bazehill Road, Rottingdean, BN2 7DB

To view, contact John Hilton:  
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**£995,000 Freehold**





# 1 Bazehill Road Rottingdean BN2 7DB

Milbourne House is an attractive 1930s double-fronted, detached, extended four-bedroom house located close to the centre of Rottingdean village within a 10-minute walk of the beach.

This impressive house, approached by a gravel carriage driveway, is situated in the centre of its plot with gardens to four sides. The glazed entrance vestibule with tiled roof opens onto a spacious entrance hall with original turned staircase with oak handrails rising to the first floor and a ground floor WC. The property has four reception rooms - the formal Living Room having a dual aspect over the front and side gardens with a bay window to the front and French doors opening onto the garden room/conservatory which has steps leading into the westerly garden. There is a bright family kitchen/breakfast room with Shaker-style base and wall units and views over the gardens, along with a separate utility room. The formal dining room has a stone fireplace and bay window with views over the front garden and leads through to a further reception room with separate shower room and a dual aspect with views to front and rear gardens.

The first-floor galleried landing gives access to four double bedrooms, two with en-suite shower rooms and all having views over the gardens, as well as a separate family bathroom. The property benefits from a gas heating system and a good size integral garage which is carpeted with radiator, window to rear and door to side, with the ability to be converted (STPC) to create two-family living, using the fourth reception as an annexe.

Outside you have well-stocked gardens with mature trees and shrubs and level lawns.

Located within a short walk of Rottingdean village with its array of traditional pubs, tea rooms, independent shops and beauty salons, along with amenities including a butcher, greengrocer, Post Office and convenience stores, as well as 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 can be reached within a 10-minute drive along the coast road, or by utilising the excellent bus services departing from Rottingdean every 10 minutes. You also have easy access to the A27/A23 road networks via the Falmer Road.

Being sold with no onward chain, viewing is highly recommended to truly appreciate everything this wonderful property has to offer.



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	
	73	80

Council Tax Band: **G**

- Detached House
- Four/Five Bedrooms
- Three/Four Receptions
- Spacious Entrance Hall
- Possible Annexe/Two-Family Living
- Gas Heating
- Four Bathrooms
- Westerly Garden
- Village Location
- NO ONWARD CHAIN