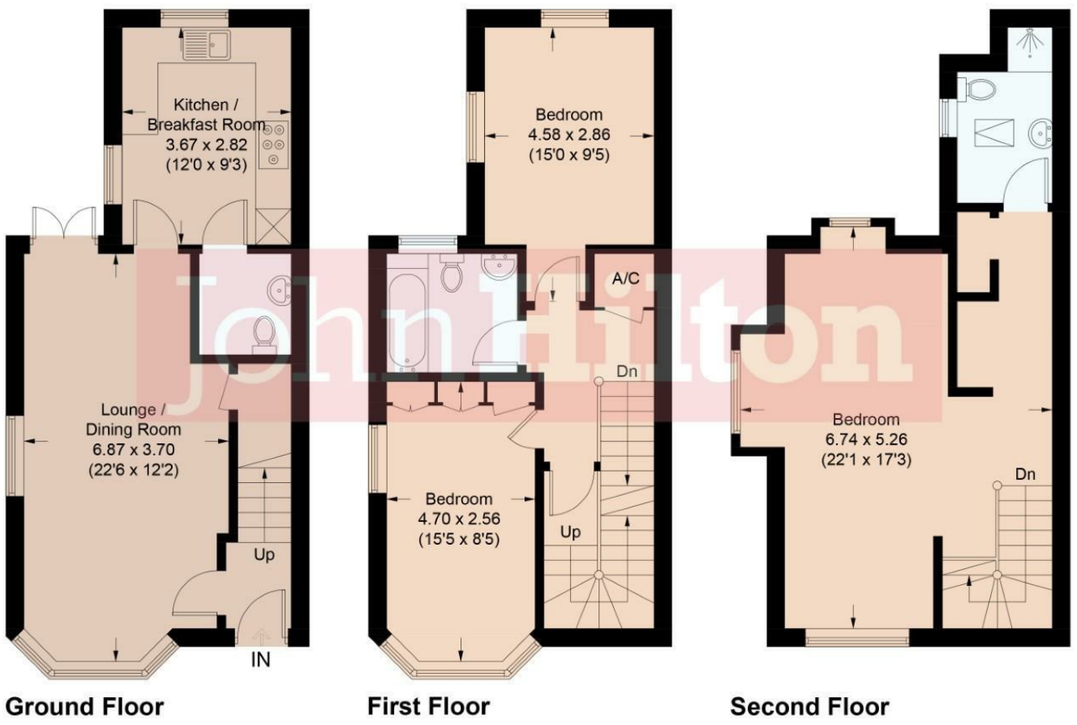
John Hilton

John Hilton

Est 1972

Falmer Road, Rottingdean, BN2 7FJ

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft



John Hilton

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1254.00 sq ft

1 Winton Cottages, Falmer Road, Rottingdean, BN2 7FJ

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

£525,000 Freehold

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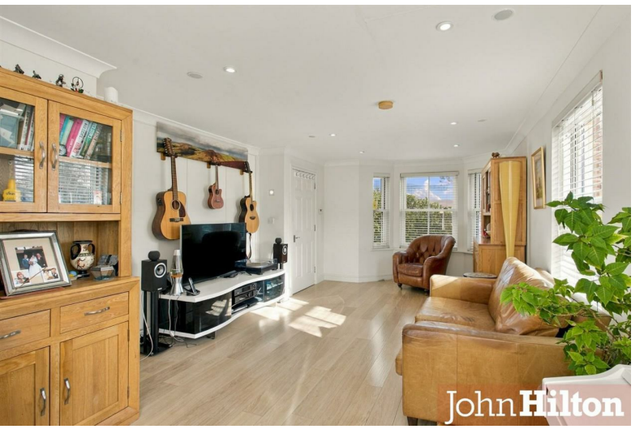
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1 Winton Cottages
Falmer Road
Rottingdean, BN2 7FJ

WELL-PRESENTED, MODERN, FLINT AND TILE HUNG THREE-BEDROOM SEMI-DETACHED HOUSE.

The property is approached via a walled front garden with covered entrance and offers well-proportioned accommodation with underfloor heating running throughout the ground floor, and a west-facing private garden.

The hallway opens onto the triple aspect living room having double-glazed bay window to the front, a southerly side window and French doors onto a westerly rear garden, along with inset ceiling speakers for your sound system and access to an understairs storage cupboard.

A glazed door leads into the spacious kitchen with Shaker-style base and wall units, quartz work surfaces with matching upstands, butler-style sink, integrated fridge-freezer, range-style stove, slimline dishwasher, and tiled floor. The kitchen further benefits from a sunny dual aspect with two UPVC sash windows overlooking the rear garden, alongside a separate utility room with WC, wash basin, extraction, and space for a washing machine.

The spacious first-floor landing has an airing cupboard housing a 'Glow Worm' pressured immersion heater with solar panel back-up on roof to provide hot water.

There are two double bedrooms on this level - both with a bright dual aspect - the front bedroom having built-in wardrobes and a bay window overlooking open fields. There's also a family bathroom with UPVC double-glazed sash window, a white suite, tiled walls and tiled floor.

On the second floor the light-filled, spacious principal bedroom suite benefits from a triple aspect and sea views, a dressing area with built-in storage rail and an en-suite with Velux window, part-tiled walls, white suite, and walk-in shower with bi-fold door.

Outside, the attractive westerly aspect rear garden offers a patio entertainment area and a level low-maintenance garden laid with Astroturf, timber garden store and gated side access.

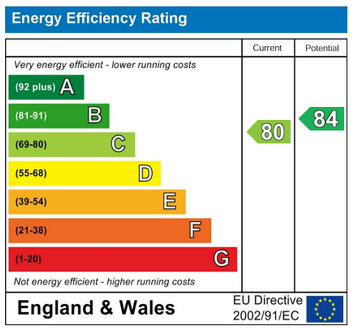
Located close to the historic Rottingdean Village and the seafront, with all the amenities and diversity of a vibrant seaside village including a Post Office, butcher and greengrocer alongside independent shops, cafés and restaurants. The undercliff walk beside the beach links the village to Brighton or you can hop on one of the frequent buses that run along the coast road approximately every 10 minutes into Brighton city centre, with its mainline train station providing connections to Gatwick, London and beyond.







- Three Bedrooms & Two Bathrooms
- Semi-Detached & Flint-Fronted
- West-Facing Rear Garden
- Kitchen with Integrated Appliances
- Spacious Living Room
- Principal Bedroom with Dressing Area & En-Suite
- Underfloor Heating to Ground Floor
- Easy Access to South Downs
- Close to Bus Services & Rottingdean Village
- NO ONWARD CHAIN



Council Tax Band: **D**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton