

West Street, Rottingdean, BN2 7HP

Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

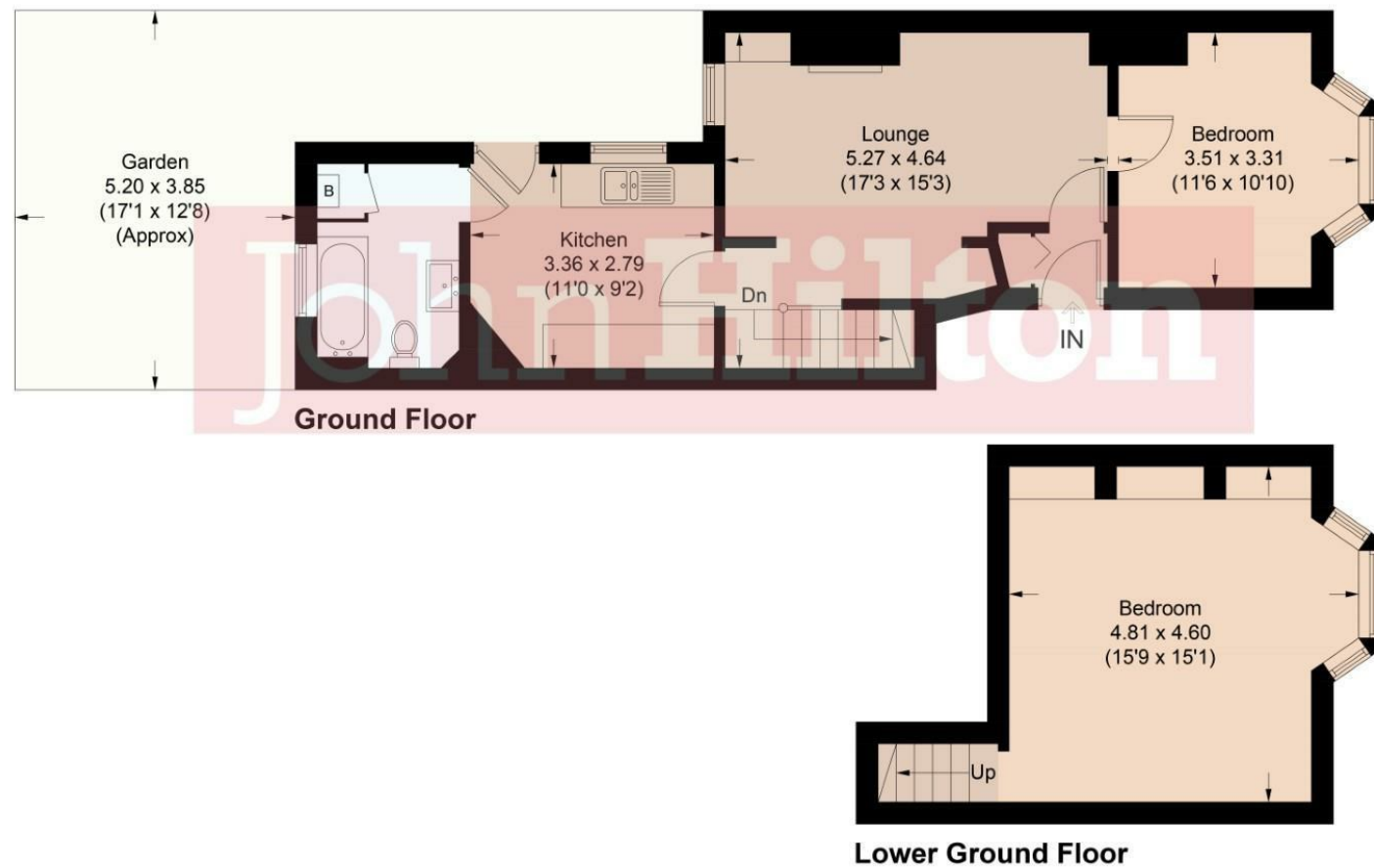


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 751.00 sq ft

17 West Street, Rottingdean, BN2 7HP

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

Guide Price £325,000
Leasehold - Share of Freehold



17 West Street Rottingdean BN2 7HP

WAKE UP TO A SEA VIEW!

A two-bedroom garden apartment forming the ground and lower ground floor of this attractive bay-fronted period house in the centre of Rottingdean village, amongst an array of traditional pubs, independent shops, tea rooms and amenities. Nestled between the sea and the South Downs yet just a 5-minute drive along the coast from central Brighton, the apartment retains much of its period charm and is being offered with no onward chain and a share of freehold.



On entering the apartment you have a small hallway with storage cupboard and stripped pine floors which run through to the spacious living space with attractive fireplace with inset tiles and double glazed sash window overlooking the secluded rear courtyard garden. A panelled door leads to a bright bedroom with bay window offering direct sea views, and stairs from the living space descend to the large second bedroom with newly-laid neutral carpet and inset downlights.

The kitchen with white Shaker-style wall and base units and roll-edge work surfaces offers direct access to the secluded paved rear courtyard, while the modern bathroom comprises a panelled bath with rainfall shower over, glass shower screen and white tiled surround, a vanity unit with inset sink and bathroom cabinet over, and a low-level WC. A column-style radiator with heated towel rail and period-style monochrome mosaic tiled flooring finish off this stylish room.

The secluded and paved rear courtyard has walled and fenced boundaries, a storage shed, outside lighting and an outside tap.



- Ground & Lower Ground Floor Maisonette
- Period Features
- UPVC Double Glazing
- Sea Views
- Village Location, Moments from Beach
- Two Double Bedrooms & Modern Bathroom
- Rear Courtyard Garden
- Recently Renovated incl. New Carpets
- Proximity to Frequent Buses into Brighton
- Share of Freehold & 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	
		78
	66	

Council Tax Band: **B**