John Hilton

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Est 1972

Rottingdean Place, Falmer Road, Rottingdean, BN2 7FS

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft
(Excluding Balcony / Sun Terrace)

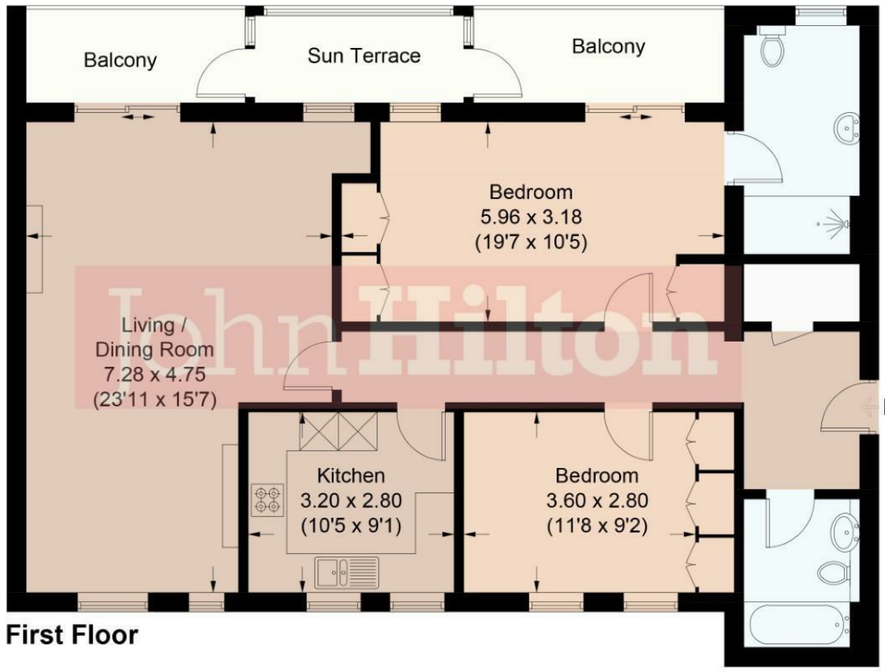


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1070.00 sq ft

30 Rottingdean Place, Falmer Road, Rottingdean, BN2 7FS

To view, contact John Hilton:
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£525,000
Leasehold - Share of Freehold

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30 Rottingdean Place
Falmer Road
Rottingdean, BN2 7FS

Set within the prestigious Rottingdean Place gated development, this beautifully presented first-floor two-bedroom balcony apartment combines light-filled interiors with far-reaching views and benefits from superb residents' facilities.

The apartment forms part of the impressive main building, where you can take the lift or stairs to the first floor. Stepping inside, you are greeted by a wide and welcoming hallway with every room leading off this central space, and oak engineered flooring that runs throughout. At the far end, the living/dining room has generous and airy proportions for everyday living, with a dual aspect providing plenty of natural light and doors opening onto a private balcony. From here you can sit back and enjoy the tranquil surroundings of the South Downs, while overlooking the manicured communal gardens below. A door leads from the balcony to an enclosed sun terrace, and a further balcony beyond.

The separate kitchen is thoughtfully designed, offering both style and practicality with Cathedral-arch double-glazed windows, cream shaker-style cupboards, hardwood worktops, and integrated appliances. The two bedrooms are well proportioned and versatile, both enjoying spacious built-in storage and a neutral colour palette. The principal bedroom enjoys its own en-suite shower room and direct access onto the second balcony, creating another quiet corner to retreat to. A further family bathroom with fully tiled walls and white sanitaryware completes the accommodation, ideal for family or visitors.

What truly sets this home apart is its setting, with views extending across the gardens towards the South Downs and Beacon Hill Nature Reserve in the distance, creating a rare connection to the surrounding landscape while still being part of a secure and exclusive community.

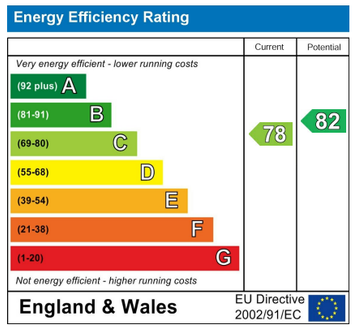
Residents of Rottingdean Place benefit from outstanding leisure facilities including a heated indoor swimming pool, gym, tennis court, golf driving range, BBQ area, and acres of landscaped grounds to explore – all with the backdrop of the South Downs National Park. Behind its electric gates, this development provides a safe and peaceful setting with a strong sense of privacy.

Situated within walking distance of Rottingdean Village, with its picture postcard pond, independent shops, welcoming pubs, cafés, and beach, this location combines coastal charm with everyday convenience. Brighton Marina is nearby, offering a lively mix of restaurants, bars, and entertainment, while the city centre is just 15 minutes by car or 20 minutes by bus, with its iconic seafront and pier. Excellent transport links include the nearby A27 for access to Lewes, connections to the A23 road network to London, and easy access to Gatwick Airport in around 40 minutes.









Council Tax Band: **F**

- Two Double Bedroom Apartment
- Secure Gated Development
- Two Bathrooms (One En-Suite)
- Lift Access to First Floor
- Communal Leisure Facilities & Grounds
- Two Balconies
- Enclosed Sun Terrace
- Allocated Parking
- Presented in Excellent Decorative Order
- Excellent Transport Links Nearby

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

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