

Court Farm Road, Rottingdean, BN2 7FL

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft

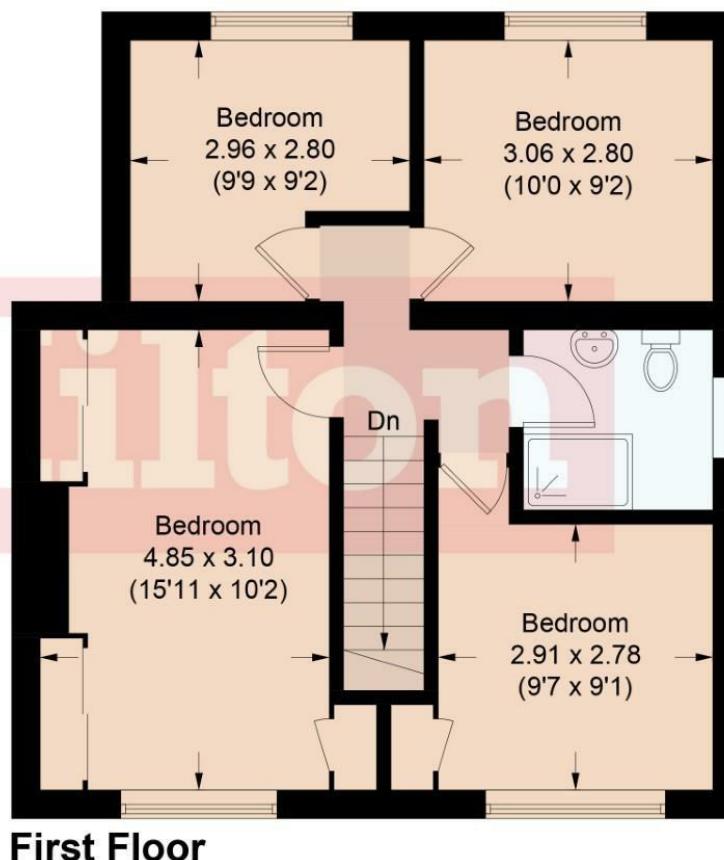
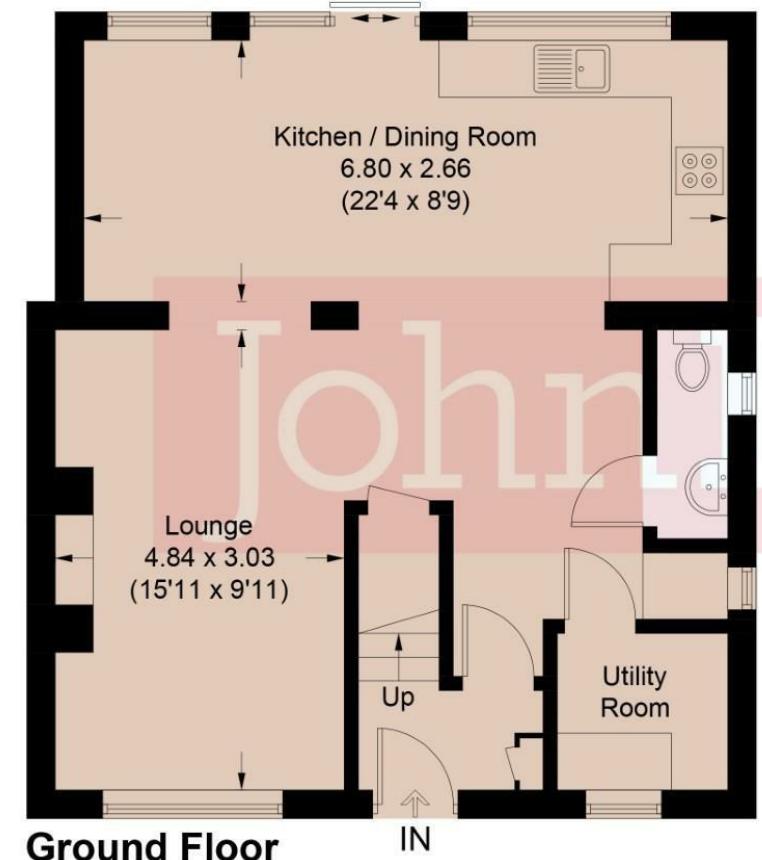


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Total Area Approx 1171.00 sq ft

To view, contact John Hilton:
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11 Court Farm Road, Rottingdean, BN2 7FL

**Guide Price £500,000-£525,000
Freehold**



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Approach

Lawned and hedged front garden leading to side access, double glazed front door.

Entrance Hall

Oak floorboards, stairs ascend to first floor, radiator.

Kitchen/Dining Room

6.80m x 2.66m (22'3" x 8'8")

Open-plan living space with oak flooring throughout. Kitchen fitted with high-gloss base and wall units with roll-edge work surfaces which extend to include an inset single bowl sink with drainer, four-ring gas hob with 'Smeg' fan-assisted stainless steel oven below and stainless steel extractor hood over and integrated fridge-freezer. Double glazed windows and sliding patio doors overlook the southerly aspect rear garden with understairs storage area and archways through to the lounge.

Lounge

4.84m x 3.03m (15'10" x 9'11")

Double glazed window to front, solid oak flooring, feature fireplace.

WC

Obscured double glazed window to side, low-level WC, 'Worcester' combi boiler.

Utility Room

Obscured double glazed window to front, plumbing for washing machine and dishwasher, space for fridge-freezer, roll-edged work surface and high-gloss units.

First Floor Landing

Access to loft space and roof light.

Bedroom

4.85m x 3.10m (15'10" x 10'2")

Double glazed window to front offering views to South Downs, built-in floor-to-ceiling mirrored wardrobes with shelf and hanging space.

Bedroom

2.91m x 2.78m (9'6" x 9'1")

Double glazed window to front offering views to South Downs, built-in single wardrobe with shelf and hanging space.

Family Shower Room

Obscured double glazed window to side, fully tiled walk-in double shower with rainfall shower head over and separate hand-held shower on riser and fixed glass screen, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail.

Bedroom

3.06m x 2.80m (10'0" x 9'2")

Double glazed window with Southerly aspect overlooking rear garden, radiator.

Bedroom

2.96m x 2.80m (9'8" x 9'2")

Double glazed window with Southerly aspect overlooking rear garden, built-in single bed, radiator.

Rear Garden

Southerly aspect fenced rear garden, mainly laid to patio for low maintenance, mature borders with shrubs and flower beds, garden shed with power and lighting, side gate to front.



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- Semi-Detached
- Four Bedrooms
- Extended Open-Plan Living
- Utility Room
- WC on Ground Floor
- Front & Rear Gardens
- Quiet Close
- Double Glazing
- Southerly Aspect
- Views to South Downs

Council Tax
Band: C

