

Court Farm Road, Rottingdean, BN2 7FL

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

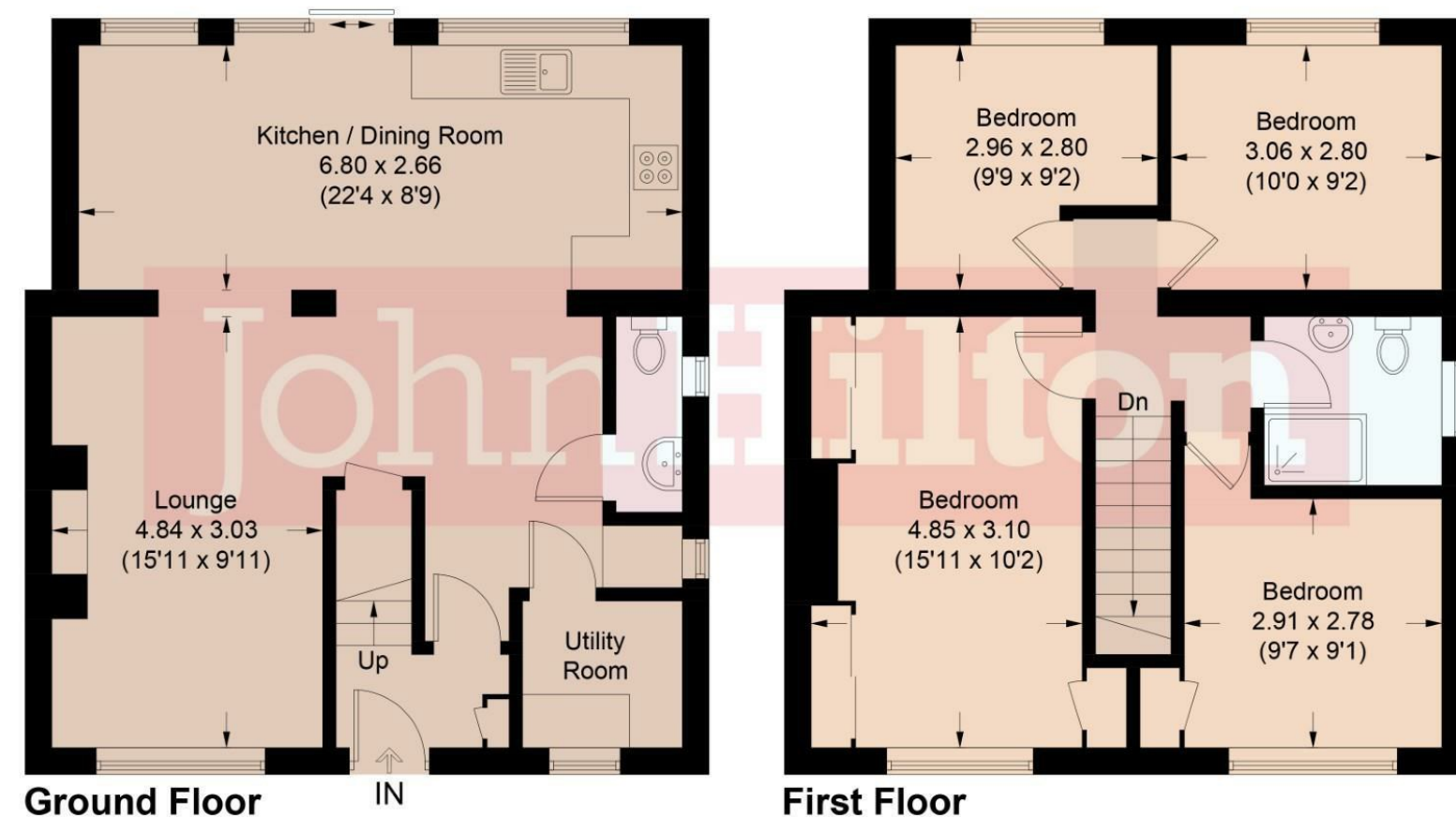


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1171.00 sq ft

11 Court Farm Road, Rottingdean, BN2 7FL

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 £500,000-£525,000
Freehold



JohnHilton



JohnHilton



JohnHilton



JohnHilton

11 Court Farm Road Rottingdean, BN2 7FL

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.



JohnHilton



JohnHilton



JohnHilton

*** GUIDE PRICE £500,000-£525,000 ***

We are pleased to offer this extended four-bedroom semi-detached house, situated within an 18-minute walk of Rottingdean beach. The property is presented in excellent decorative order throughout, having been extended, and offers open-plan living on the ground floor with separate utility room and WC, with four double bedrooms and a modern family bathroom on the first floor. The property offers a sunny Southerly elevation with low maintenance rear garden and a workshop/storage with power and lighting. The property benefits from South Downs views and is within walking distance of Rottingdean village and regular bus services into Brighton city centre.

- 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

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F		86	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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

JohnHilton