

Marine Court, Rottingdean, BN2 7LG

Approximate Gross Internal Area = 40.0 sq m / 430 sq ft

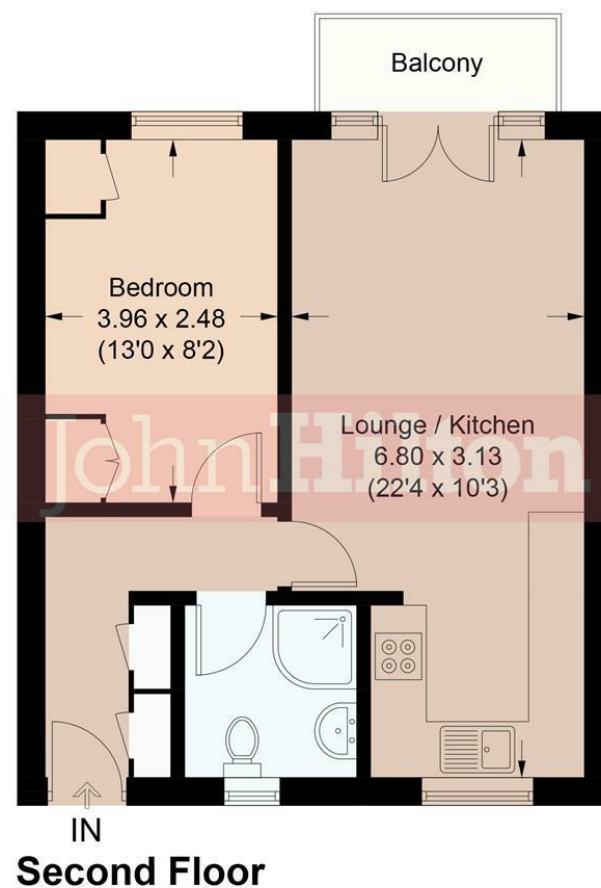


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 430.00 sq ft

7 Marine Court, 65 Marine Drive, Rottingdean, BN2 7LG

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 £230,000 Leasehold



7 Marine Court 65 Marine Drive Rottingdean BN2 7LG

John Hilton's are delighted to offer this one-bedroom second floor apartment for those aged over 55 years, with a South-facing balcony and sea views in the heart of the historic Rottingdean Village, just a stone's throw away from the beach and High Street with local pubs, cafes and shops.



The apartment has been owned by the current vendors since 2019 and was fully refurbished when purchased, including a full electrical rewire and new double glazing, and is presented immaculately throughout.

As you approach the building there is off-road parking available on a first come first serve basis, and there is a guest lounge and shared communal grounds for the residents along with two communal lifts within the building.

On entering the apartment you are greeted by a bright entrance hall comprising storage cupboards and access to the loft which is fully insulated and has a pull-down ladder.

The entrance hall leads into an open-plan living, kitchen and dining room, separated with carpet and luxury wood laminate flooring giving the feel of space. The kitchen is presented beautifully with eye and base level cupboards with granite work surfaces and glass splashback, and all integrated appliances in good order.

The living area is South-facing with double-glazed French doors leading onto a balcony with sea views, allowing natural light into the property. The double bedroom has made to measure wardrobes with matching freestanding chest of drawers, and the shower room is presented beautifully, fully tiled with a large corner shower, wall-mounted wash basin, low-level WC, heated towel rail and double-glazed opaque window.

Viewings on this stunning apartment are highly advised.

The property is also being sold with 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	
	70	77

Council Tax Band: **B**

- Second Floor Apartment
- Balcony
- Southerly Aspect
- Modern Kitchen & Shower Room
- Good Sized Double Bedroom
- Secure Entry Phone System
- Lift Access
- Off-Road Parking
- Over-55 Age Restriction
- NO ONWARD CHAIN