John Hilton

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Est 1972





Total Area Approx 1765.00 sq ft

12 Newlands Road, Rottingdean, BN2 7GD

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12 Newlands Road
Rottingdean
BN2 7GD

Situated in one of Rottingdean's most sought-after residential roads, this substantial detached family home occupies an elevated position with far-reaching views towards the sea and South Downs. The property is just a short walk from Rottingdean Village and has been considerably improved by the current owners, creating a stylish and versatile home with generous accommodation arranged across three floors. Planning permission was also previously granted for a substantial side extension, enlargement of the roof and additional development.

The ground floor offers flexible living space, with a spacious entrance hall and cloakroom, a generous dual-aspect sitting room featuring a contemporary inset wood-burning stove and double doors leading to a conservatory/garden room – a pleasant additional reception space from which to enjoy the garden views, with a further set of double doors opening onto the rear patio. Furthermore, there is a separate dining room that could equally be used as a family room, study or fifth bedroom.

The modern kitchen has an excellent range of storage and work surfaces, breakfast-bar seating and integrated appliances, with bi-fold doors opening onto the rear patio and lawned rear garden.

Upstairs, the first floor is home to three well-proportioned double bedrooms and two family bathrooms. Two of the bedrooms enjoy attractive coastal views, whilst the third overlooks the sweeping rear gardens. Stairs lead from the first-floor landing up to the fourth bedroom, a versatile space benefitting from elevated coastal views and useful storage within the eaves, which would lend itself equally well to use as a home office or guest accommodation.

The extensive and generous rear gardens incorporate areas of lawn, patio and elevated seating, with excellent areas for family games and entertaining, alfresco dining, and enjoying the evening sunsets.

To the front, a block-paved driveway provides off-road parking for up to four vehicles, together with access to the detached garage.

Newlands Road is ideally situated for making the most of everything Rottingdean and the surrounding area has to offer. The village's historic High Street is just a short walk away with its range of cafés, restaurants, pubs, Post Office, butcher and everyday amenities, while the beach and picturesque undercliff walks are also within easy reach. Saltdean Lido is nearby, as is the beautiful open countryside of the South Downs.

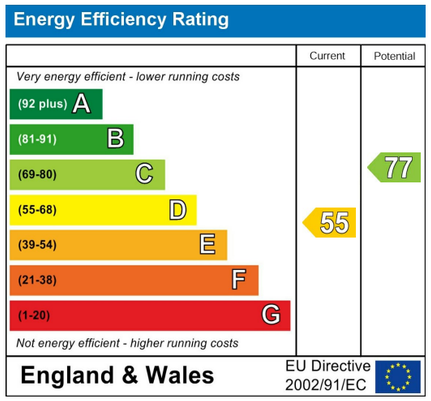
Brighton Marina and Brighton city centre can both be reached easily with regular bus services along the coast, and Brighton mainline station providing rail services to London and the surrounding areas.

This house is ideal for those looking for a spacious family home in a prime coastal location, with easy access to Brighton College and Roedean, as well as excellent local primary schools.









Council Tax Band: **E**

- Detached House
- Four/Five Bedrooms
- One/Two Receptions
- Coastal Views
- Extensive Rear Gardens
- Two Bathrooms
- Modern Kitchen
- Block-Paved Driveway
- Single Detached Garage
- Vendor Suited

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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