

Avard

Estate Agents



16 Cownwy Court Park Crescent

Rottingdean, Brighton, BN2 7JB

Guide price £200,000



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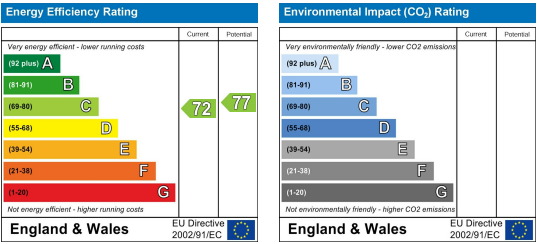
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- PRICED TO SELL, CALL QUICK TO BOOK A VIEWING
- Westerly Aspect Living/Dining Room
- Separate Kitchen
- Walking Distance To Seafront
- Rottingdean Village Location
- Share of Freehold Room
- Two Double Bedrooms
- Modern Kitchen & Shower Room

GUIDE PRICE £200,000 TO £225,000

A beautifully presented two-bedroom third-floor apartment, ideally situated in the heart of the highly sought-after historic seaside village of Rottingdean. Offering generous and well-proportioned accommodation throughout, the property comprises a spacious west-facing living/dining room, a separate fitted kitchen, two excellent-sized double bedrooms and a contemporary fully tiled bathroom. Presented in good decorative order, the apartment also benefits from a share of the freehold and is offered to the market with no onward chain, making it an ideal purchase for owner-occupiers, second-home buyers or investors alike.

Nestled on the edge of Brighton & Hove, the picturesque village of Rottingdean is renowned for its unique blend of coastal charm, historic character and excellent local amenities. The vibrant High Street offers an array of independent shops, cafés, traditional pubs, restaurants and everyday conveniences, including a butcher, greengrocer, Post Office, pharmacy and dental practice. The recently refurbished White Horses Hotel has further enhanced the village's appeal, while two well-regarded primary schools make the area equally attractive to families.

The apartment is perfectly positioned just moments from Rottingdean's beach and the scenic Undercliff Walk, providing spectacular coastal walks to Brighton Marina and the city centre beyond. Regular bus services operate from the seafront, offering convenient access to Brighton city centre, its mainline railway station with direct services to London, and eastwards towards Eastbourne.



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