

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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E:



## High Street

Rottingdean, Brighton, BN2 7HF

**£1,095 Per Month**

Delightful one bedroom, first floor flat, set in the beautiful village of Rottingdean with charming local shops close to hand, the seafront is a stroll away and local buses run into Brighton city centre.

This is a one bedroom, first floor flat with the advantage of the wonderful village setting. Entrance hallway with large storage cupboard. Good size dual aspect reception room, double bedroom, kitchen with a range of units, oven, hob and washing machine and plenty of space for a dining table and chairs. Large bathroom with 3 piece modern suite.

Well decorated and presented and with double glazing and gas central heating.

EPC Rating: C

Council Tax Band: A

Weekly rent £252

Offered unfurnished from the 6th June 2026

call us to view on 01273 915400



## Floor Plan

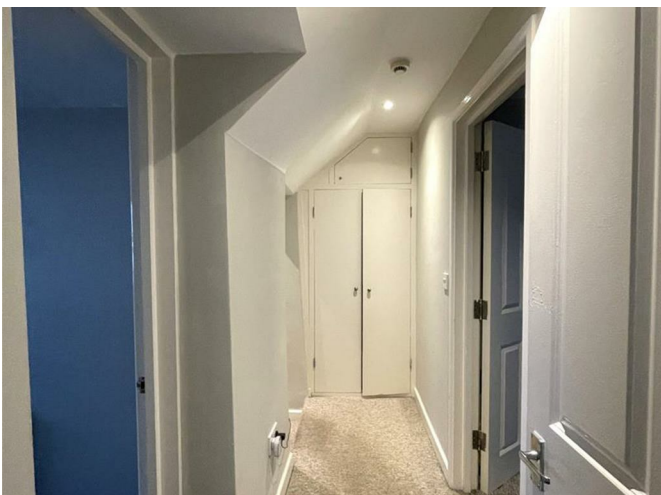


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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