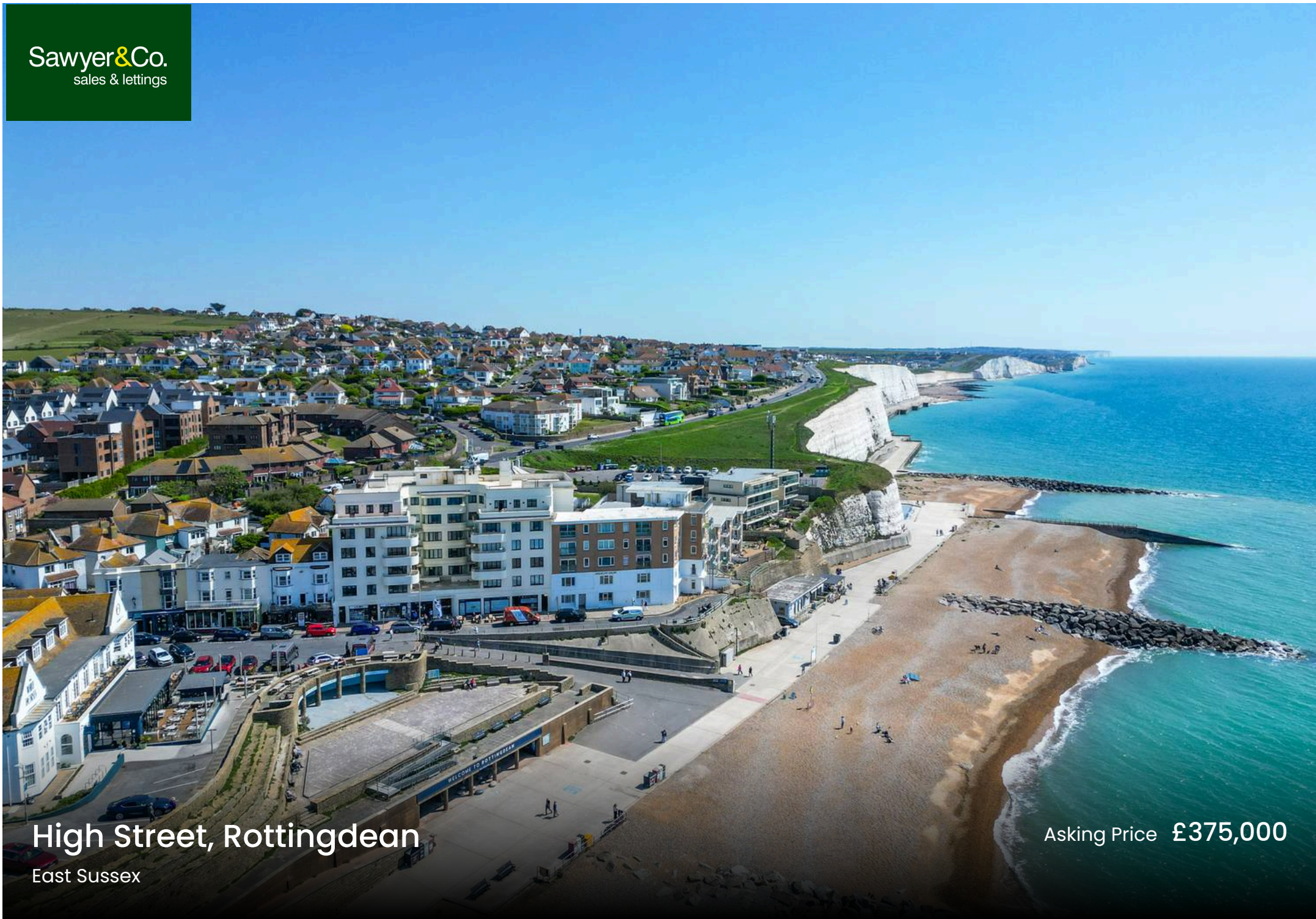


High Street, Rottingdean

East Sussex

Asking Price **£375,000**





Located in a desirable Rottingdean location, with the seafront right on your doorstep, a **THREE-BEDROOMED, GROUND FLOOR APARTMENT** with direct access to a **COMMUNAL GARDEN**. Sold with **NO-ONWARD CHAIN** and a **SHARE OF FREEHOLD**.

Sitting on the ground floor of a unique and well-regarded 1930s art-deco building, this property is perfect for those looking for coastal living.

The property boasts a unique layout, with the inviting living space having direct access to a well maintained communal garden. There is also a separate, well-appointed fitted kitchen, along with a contemporary white suite bathroom.

The accommodation also features three good-sized bedrooms, including a very spacious main bedroom, all of which have the added benefit of built-in cupboards for extra storage space.

In The Local Area

This property is located within Rottingdean Village, which offers a range of local amenities including independent shops, pubs, cafés, a duck pond, and access to the seafront. The setting provides a balance of coastal surroundings and day-to-day convenience. Brighton Marina is situated nearby and includes a selection of restaurants and bars.





Brighton city centre is approximately 15 minutes away by car or around 20 minutes by bus, offering a wide range of retail outlets, cultural venues, and dining options. The A27 is easily accessible, providing routes towards Lewes and surrounding areas, while the A23 offers direct links to London. Gatwick Airport can be reached in approximately 40 minutes by car, and Heathrow Airport in around 90 minutes.

Further Information

Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27.

EPC rating - E

Parking - On Street Parking

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

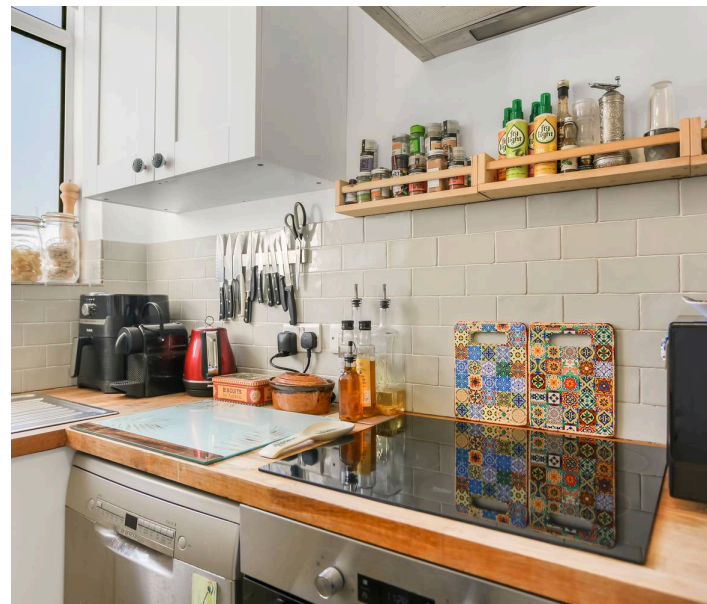
TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 947 years

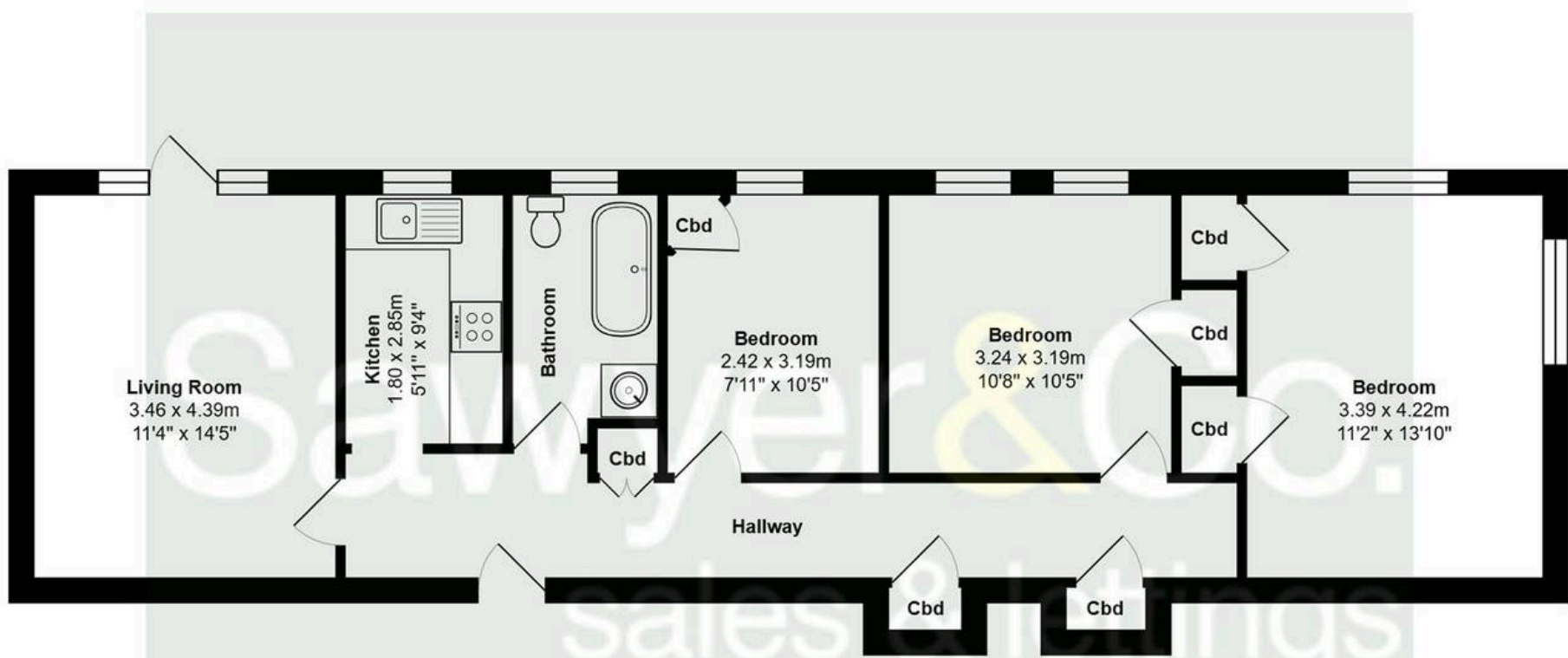
Service Charge - £4,709pa, inclusive of communal heating system

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 77.1 m² ... 829 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.