



*High Street*  
Rottingdean, BN2

mishons

# We are proud to offer this beautiful property with plenty of character in the heart of the historic village of Rottingdean...

This three-bedroom Victorian home offers a perfect blend of period charm and modern comfort. This property also comes chain free!

As you enter the property the wide hallway has plenty of space for coats and shoes. The living room is everything you would want from a Victorian home. This room is so bright and spacious and there is also a log burner, perfect for the cosy winter months. The second reception room is open plan with the living room and this can be either a play area or formal dining area.

Through to the kitchen area, this room is also incredibly fortunate with natural light, beautiful large sash windows certainly help. There is plenty of space for a dining table in this room along with plenty of storage. To the back of the room behind a curved wall there is space for a washing machine and dryer and even more storage space.

Upstairs there are three double bedrooms and one family bathroom. The main bedroom is at the front of the property. This is a really impressive room, benefiting again from lots of natural light. There is plenty of storage space too.

The second bedroom overlooks the rear garden and is either a brilliant children's room or home office space. The third and final bedroom is right at the back of the home, its another double room and again has lots of storage space. The family bathroom is in good condition with a stylish bath tub with shower head in it. There is the separate w/c next door too off the landing.

Outside is a lovely quiet patio/garden with a pathway to the high street through a picket gate.

Rottingdean is a popular village less than 5 miles from the centre of Brighton. You are just a two minute walk away from the seafront. There is a Tesco express in the village for all the essentials. The Plough Inn is the amazing local pub well known for its popular Sunday roasts. The stunning downs are just to the north of the village for a family walk so it really is perfectly positioned for anyone wanting to be in a thriving village setting but only a 10 minute drive to the heart of Brighton.

 **Guide Price** £700,000

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TOTAL FLOOR AREA:

1259 sq. ft. (117 sq. m.) approx



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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### *Mishons* & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

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