Avard
Estate Agents



Marine Drive

Rottingdean, Brighton, BN2 7HJ

Offers over £300,000 to £350,000
SHARE OF FREEHOLD

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Description

Avard Estate Agents are delighted to offer for sale this impressive and generously proportioned one-bedroom ground floor apartment with a share of the freehold with the possibility to convert to a two bedroom flat subject to necessary planning consents. Ideally situated on the sought-after Marine Drive in the picturesque coastal village of Rottingdean, Brighton.

Occupying a prime seafront position, this charming apartment enjoys an enviable location just moments from the beach, promenade and the heart of Rottingdean Village. A variety of local amenities are within easy walking distance, including independent shops, traditional village pubs, cafés, tea rooms and a Tesco Express. Excellent transport links along the coast provide convenient access to Brighton city centre and beyond.

The property benefits from its own private street entrance, leading into a spacious and welcoming hallway. The standout feature is the bright and airy dual-aspect living room, offering an abundance of natural light and an ideal space for both relaxing and entertaining. The well-proportioned double bedroom provides a comfortable retreat, while the bathroom is complemented by the added convenience of a separate shower cubicle.

The fitted kitchen offers ample storage and workspace, making it both practical and functional for everyday living. Externally, the apartment further benefits from shared rear gardens and patio providing an excellent outdoor space to enjoy and entertain.

Properties in such a desirable seafront location are rarely available, and this apartment offers a wonderful opportunity for first-time buyers, downsizers, professionals, second-home owners or investors alike.

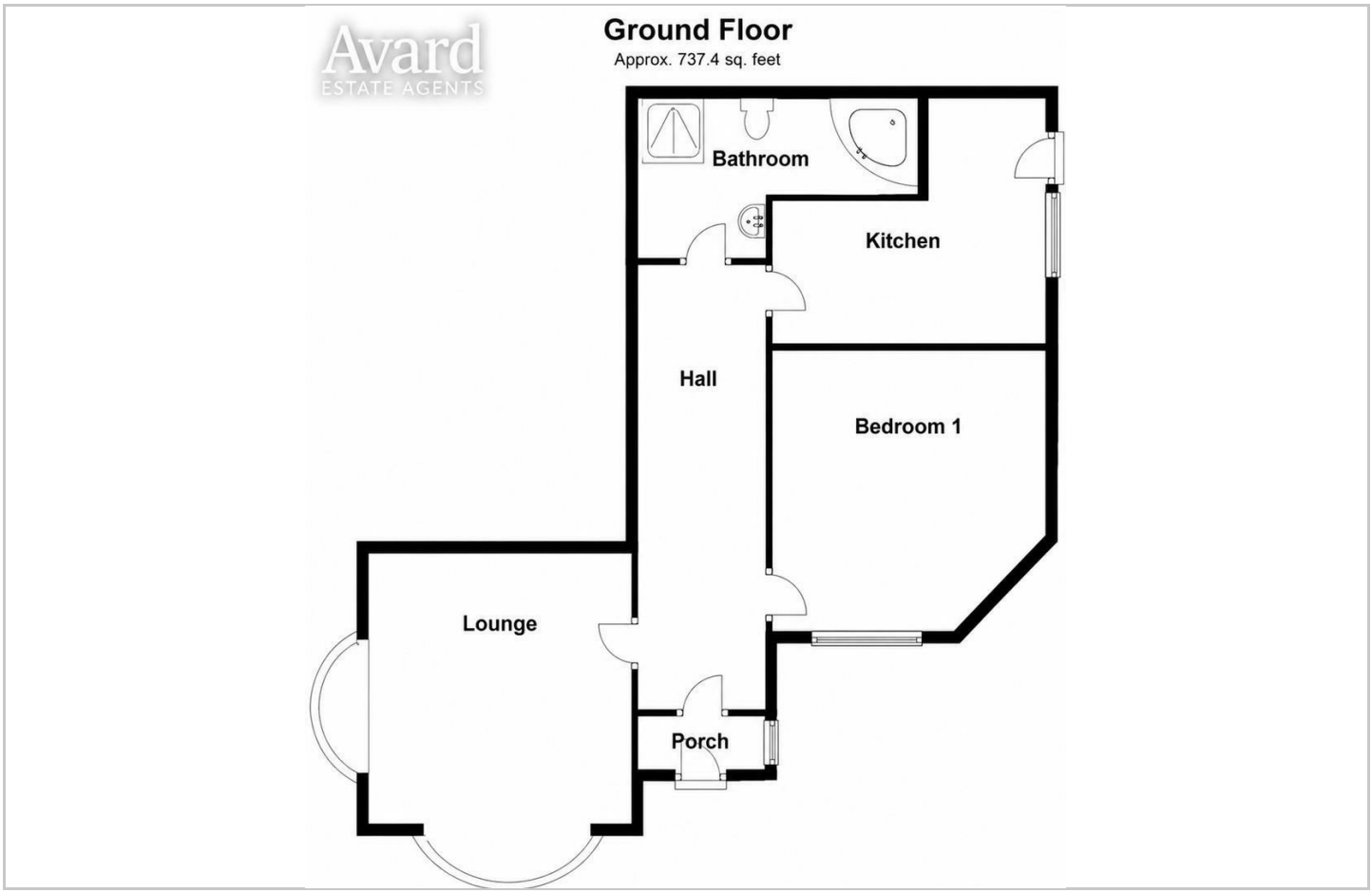
Early viewing is highly recommended to fully appreciate the spacious accommodation, private outdoor space and exceptional location this property has to offer.



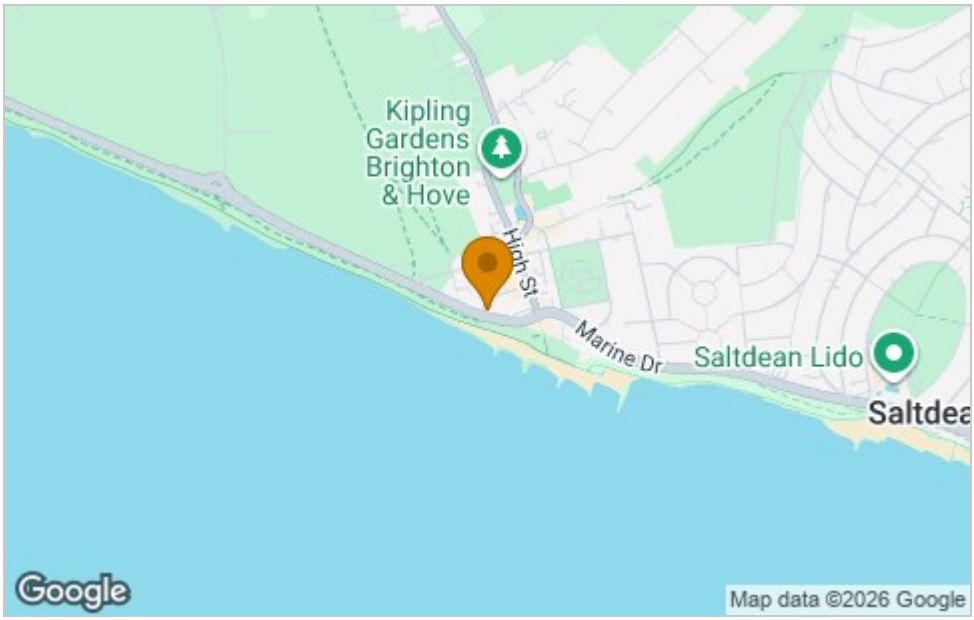

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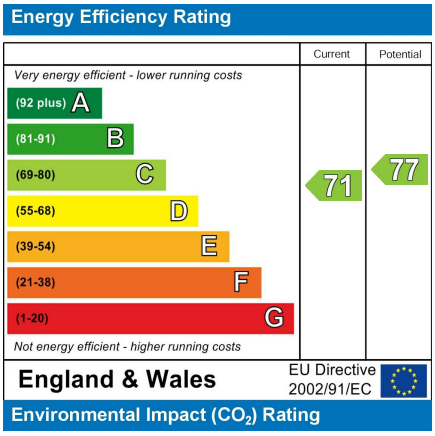
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk