

High Street Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



High Street Brighton

£1,600 Per month

3

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

Located in the heart of Rottingdean village on the historic High Street, this delightful three-bedroom period cottage is full of character and charm. Arranged over three floors, the property enjoys a fantastic position just moments from local independent shops, charming coffee bars, and a short stroll to the seafront. The home also benefits from lovely sea views from the first-floor front bedroom, adding to its coastal appeal.

The ground floor features an inviting open-plan lounge and kitchen area with beautiful original wooden flooring, creating a warm and welcoming space perfect for both everyday living and entertaining. The kitchen area is neatly fitted, while the living space retains a cosy, cottage feel.

On the first floor, you'll find a well-appointed bathroom and two bedrooms—one of which enjoys the aforementioned sea views. The top floor houses a further bedroom, offering privacy and flexibility for guests, a home office, or additional living space.

This charming home has retained many of its original features and period design elements, offering a wonderful blend of traditional character and comfortable living.

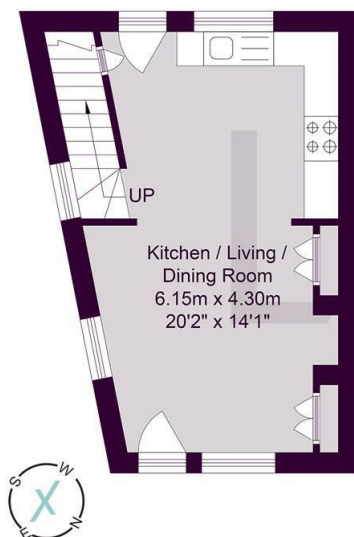
Ideally located for those seeking a peaceful coastal lifestyle with easy access to the city, Rottingdean is well served by regular bus routes connecting to both Brighton and Newhaven, making it a practical choice for commuters or those wishing to enjoy the best of both village and city life.



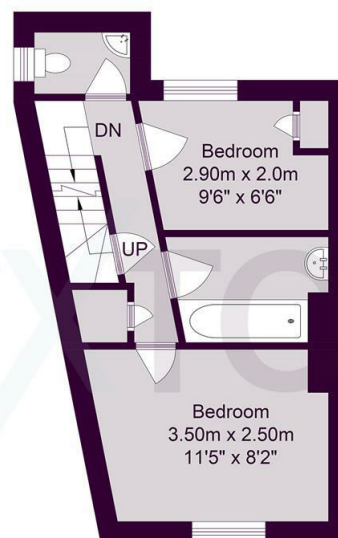
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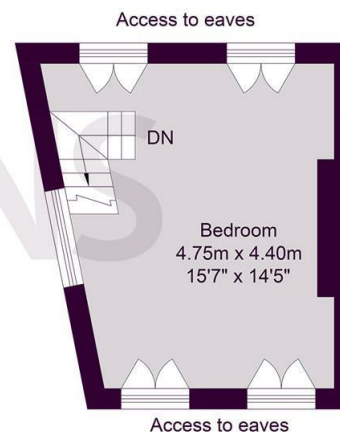
Ground Floor



First Floor



Second Floor



Approximate gross Internal floor Area 65.0 sq m/ 699.65 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive
2002/91/EC

