John Hilton

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Est 1972





Total Area Approx 693.00 sq ft

10 Greenway Court, Marine Drive, Rottingdean, BN2 7GS

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

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10 Greenway Court
Marine Drive
Rottingdean
BN2 7GS







A DECEPTIVELY SPACIOUS, TWO DOUBLE-BEDROOM, FIRST-FLOOR (TOP) APARTMENT WITH ITS OWN SOUTH-FACING COVERED BALCONY AND GARAGE

Occupying a prime location on the corner of Little Crescent and Romney Road, Rottingdean, with sea views and a private south-facing balcony, the property is within a short walk of Saltdean Lido and Rottingdean Village and beach. The village itself offers an array of independent shops, convenience stores, cafes and restaurants, as well as a traditional butcher, greengrocer and Post Office.

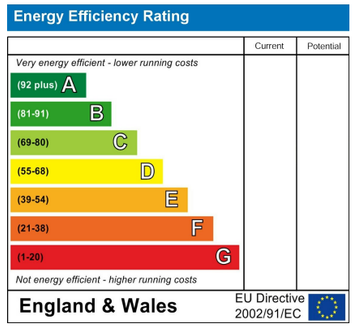
The property has its own private ground floor entrance which opens into a hallway with stairs leading up to the first-floor accommodation and into the spacious open-plan living/dining room. The dining area has a south-facing double-glazed window with sea views, an over-stairs storage cupboard, central ceiling light, and opens through to the living area with sliding double-glazed patio doors onto the south-facing covered balcony, again with direct sea views overlooking the communal gardens, and having two wall light points.

The separate kitchen, with double-glazed window and fully tiled walls and floor, is fitted with white wall and base units, roll-edge worktops with a ceramic hob and 'Newhome' fan-assisted oven below, a one-and-a-half bowl stainless steel sink with drainer, and plumbing for a washing machine.

A glazed door leads from the living room to an inner hallway with two storage cupboards, and the two double bedrooms – both with double-glazed windows overlooking Romney Road – the main bedroom having built-in wardrobes.

There's a family bathroom with obscure double-glazed window and a modern white suite comprising panelled bath with thermostatic shower over, a vanity floor unit with inset wash basin and mixer tap, and low-level WC, along with modern ceramic wall tiles with co-ordinating floor tiles and a chrome heated towel rail.

Rottingdean offers excellent connectivity, with Brighton mainline railway station just a 20-minute bus journey away and excellent road links to the A27 and A23 network, providing convenient access to Gatwick and London. Brighton's iconic Palace Pier is also within a 15-minute drive. There are excellent local primary schools in the village, and Roedean School and Brighton College are within a 10-minute drive.



Council Tax Band: **B**

- First-Floor Apartment
- Two Double Bedrooms
- Open-Plan Living/Dining Space
- Separate Kitchen
- South-Facing Balcony with Sea Views
- Modern Bathroom
- Communal Grounds
- Garage
- Close to Local Amenities & Seafront
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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