



**Price**

**£775,000**

**Freehold**

5x  2x  2x 

**The Park, Rottingdean,  
Brighton, East Sussex,  
BN2**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**cubitt&west**  
Helping you move forwards



## Main features

- Substantial family home, sought after village location
- Spacious living areas, far-reaching views
- Off-street parking, handy garage
- Generous size, secluded gardens
- Good size living spaces & kitchen/breakfast room

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 16'5 x 11'2 (5.01m x 3.41m)

Kitchen/Diner: 14'1 x 12'10 (4.30m x 3.91m)

Conservatory: 12'2 x 11'10 (3.71m x 3.61m)

Bedroom 1: 12'10 x 11'10 (3.91m x 3.61m)

En Suite Shower Room

Bedroom 2: 12'10 x 11'8 (3.91m x 3.56m)

Bedroom 3: 11'6 x 9'10 (3.51m x 3.00m)

Cloakroom

Bathroom

### FIRST FLOOR

Landing

Bedroom 4: 12'10 x 7'7 (3.91m x 2.31m)

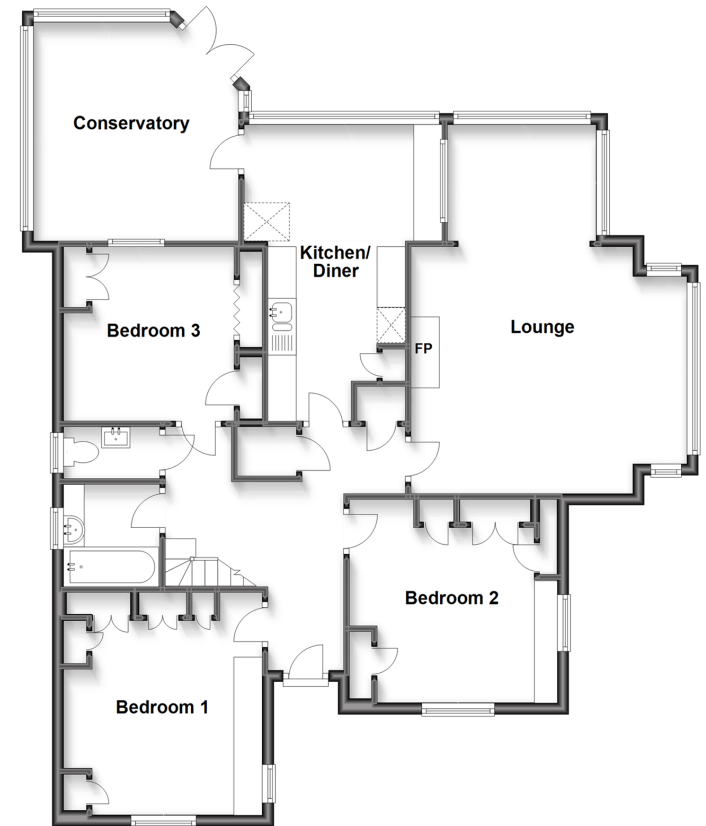
Office/Bedroom 5: 12'10 x 7'7 (3.91m x 2.31m)

### OUTSIDE

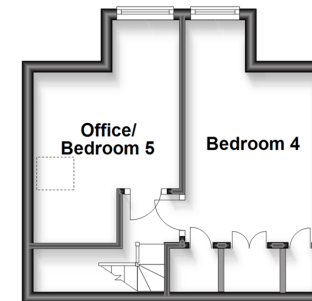
Front & Rear Gardens

Garage & Driveway

**Ground Floor**  
Approx. 112.2 sq. metres (1207.2 sq. feet)



**First Floor**  
Approx. 21.5 sq. metres (231.4 sq. feet)



**Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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