



**Guide Price**  
**£1,150,000**

**Freehold**

4x  3x  2x 

**Welesmere Road,  
Rottingdean, Brighton,  
East Sussex, BN2**

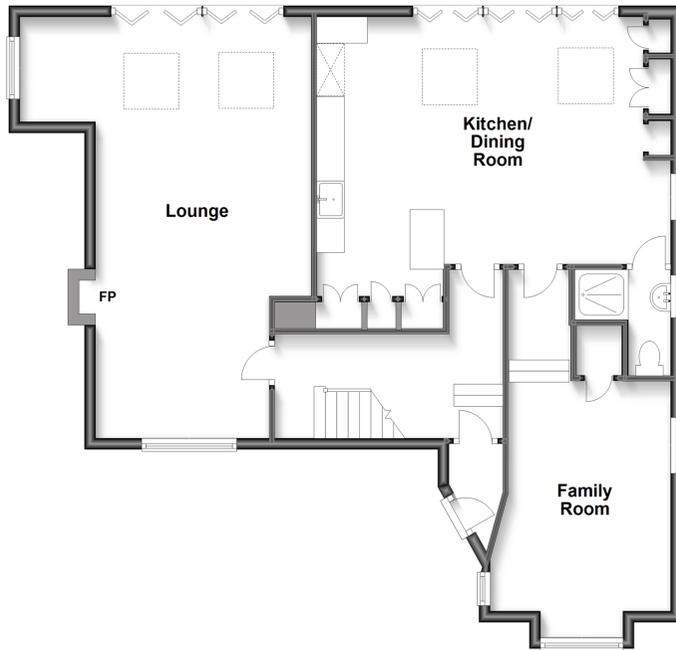
**OVER 60?**

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

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### Split Level Ground Floor

Approx. 93.1 sq. metres (1002.6 sq. feet)



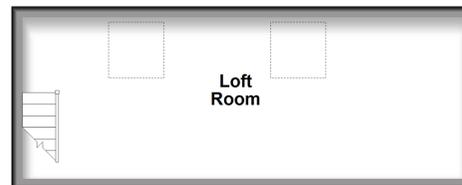
### Split Level First Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



### Second Floor

Approx. 23.0 sq. metres (248.1 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Entrance Hall

Kitchen/Dining Room: 20'10 x 16'0 (6.35m x 4.88m)

Lounge: 25'1 x 16'8 at widest point (7.65m x 5.08m)

Family Room: 13'8 x 8'10 (4.17m x 2.69m)

Shower Room

### SPLIT LEVEL FIRST FLOOR

Bedroom 1: 13'8 x 12'11 (4.17m x 3.94m)

En Suite Shower Room

Bedroom 2: 12'9 x 9'11 (3.89m x 3.02m)

Bedroom 3: 12'11 x 9'11 into fitted wardrobes (3.94m x 3.02m)

Bedroom 4: 7'7 x 6'6 (2.31m x 1.98m)

Family Bathroom

### SECOND FLOOR

Loft Room

### OUTSIDE

Front and Rear Garden

Driveway



## Main features

- A beautiful family home boasting views of the sea and The Downs
- Bi folding doors from lounge & bespoke kitchen leading to rear garden, log burner in lounge
- Large loft with potential for further accommodation (STPP)
- Large landscaped garden with pond, bespoke summer house with wood burner, green house and workshop with mains power.



### Nearest Schools

Primary Schools: St Margaret's CofE Primary, Rottingdean 0.7 miles, Our Lady of Lourdes RC School 0.7 miles, Saltdean Primary 2.3 miles

Secondary Schools: Ovingdean Hall School 2.3 miles,



### Transport Information

Train Stations: Newhaven Harbour 4.8 miles, Lewes 4.9 miles, Preston Park 5.0 miles



### Address

Welesmere Road, Rottingdean, Brighton, East Sussex, BN2



### Directions

For directions to this property please contact us.



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Call Woodingdean Branch 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.

EPC RATING

CURRENT: C(70) POTENTIAL: C(80)

32507845/20240412/DS/JON