



Price
£330,000

Leasehold

2x  1x  1x 

**West Street,
Rottingdean, Brighton,
East Sussex, BN2**

cubitt&west
Helping you move forwards



Main features

- 1st and 2nd floor period maisonette
- Bright & spacious accommodation
- Sunny aspect lounge, private balcony, direct sea views
- Sough after seafront location in central Rottingdean
- No onward chain

Accommodation

GROUND FLOOR

Communal Entrance

FIRST FLOOR

Lounge: 16'2 x 14'7 (4.93m x 4.45m)

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

Bedroom 2: 12'5 x 9'0 at widest point (3.79m x 2.75m)

SECOND FLOOR

Bedroom 1: 14'8 x 12'6 (4.47m x 3.81m)

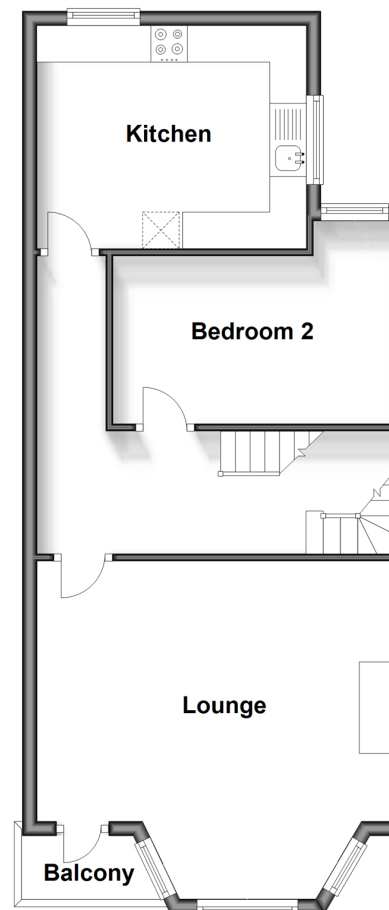
Bathroom

OUTSIDE

Balcony

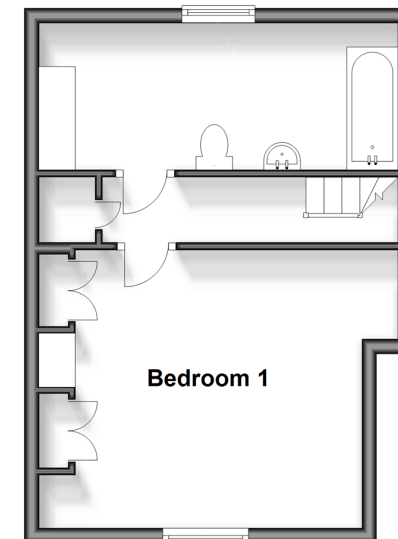
First Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



Second Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Call Woodingdean - 01273 606121 ■ 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



32507984/20240403/DS/JON