



Marine Court, Marine Drive, Rottingdean, BN2 7LG

£220,000



Well presented top floor, light and spacious apartment with balconies to front & rear located just off the seafront close to local shops and amenities. Specifically for people aged 55 and over.

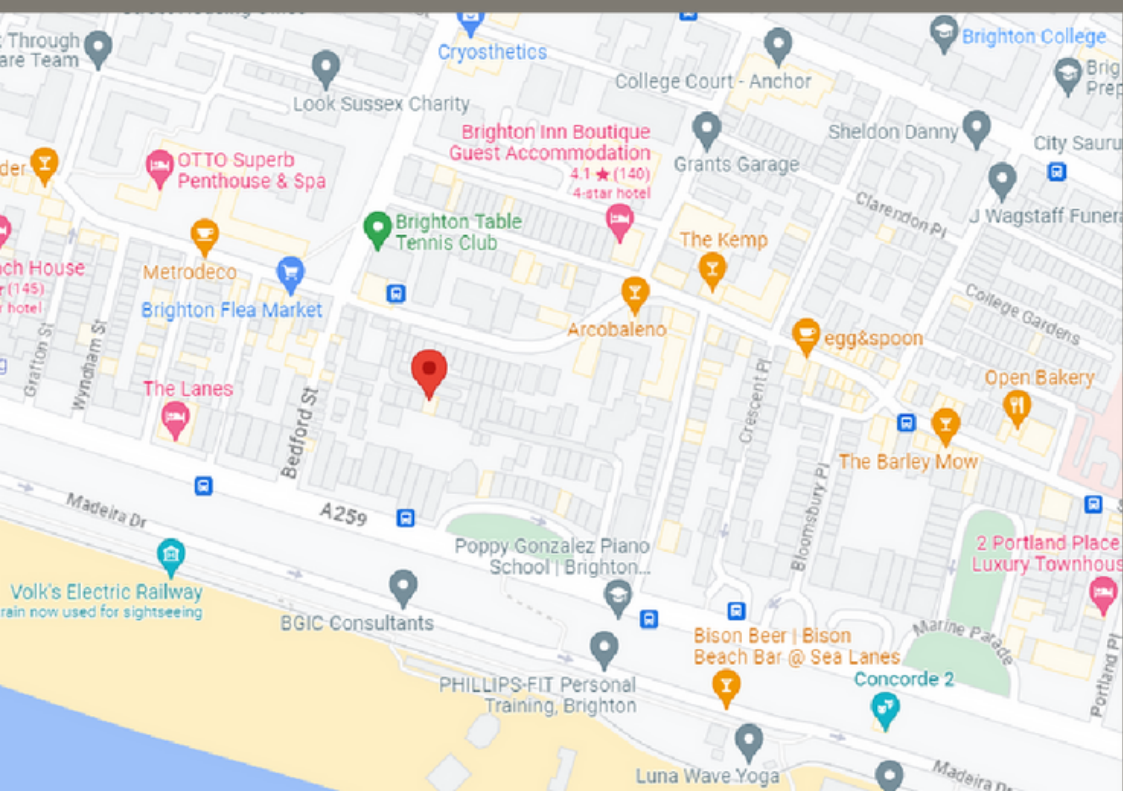


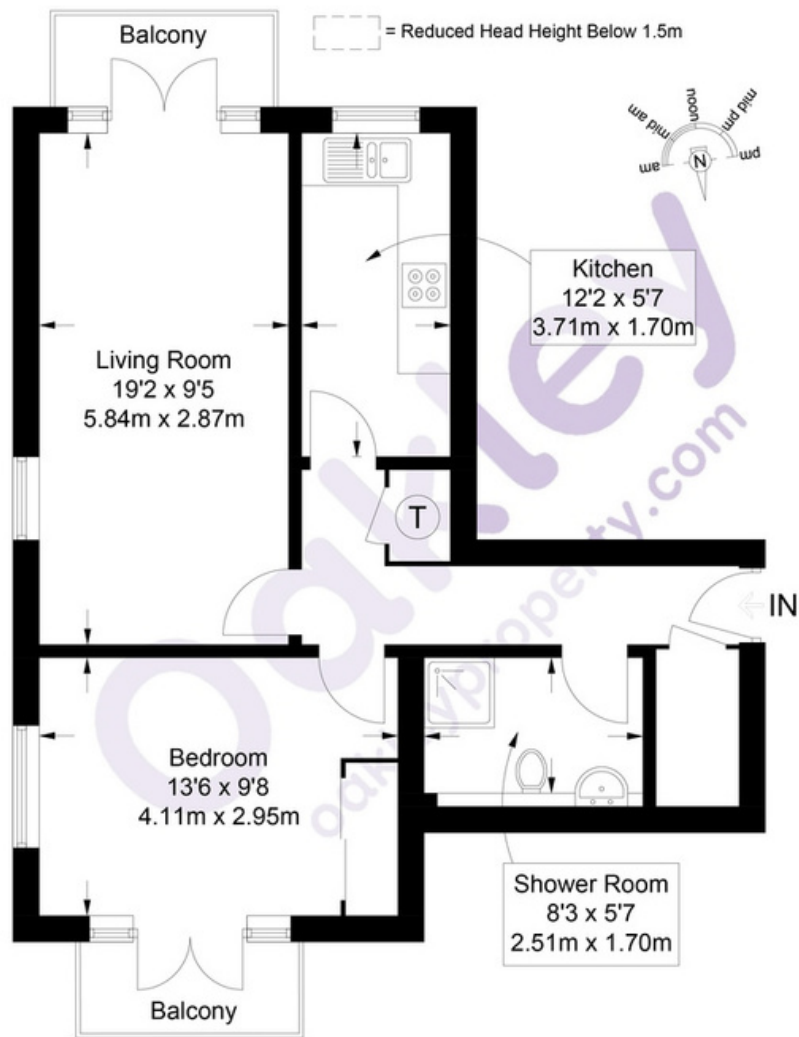
The Property

Stairs or lift take you to the second (top) floor flat of this well maintained modern block. The accommodation within the flat comprises, generously sized dual aspect lounge with south facing balcony. Dual aspect double bedroom with built in mirror fronted double wardrobe and north facing balcony. White fronted modern kitchen with space for a small table and chairs. Superb shower room with corner shower enclosure, WC with concealed cistern, wash basin and built in storage cupboards. The hallway provides access to all rooms, the loft space and to a generously sized, very useful storage cupboard. There are communal outdoor spaces and some parking spaces available for residents. There is also a guest suite available for your guests, available to be booked daily for a minimal fee.

Location

Marine Court is located on Marine Drive in Rottingdean close to High Street. This idyllic location provides access on to Rottingdean's superb beach and the delightful undercliff coastal path that stretches from Saltdean to Brighton. Plenty of shops, cafes, bars are all within a short walk. The coastal road allows easy access in to central Brighton and along the coast towards Eastbourne. The A27/A23 and The South Downs are also easily accessed by Falmer Road. There is also an excellent bus service in to Brighton. Tesco Express (0.1 miles), Kipling Gardens (0.3 miles), Beacon Hill Nature Reserve (0.3 miles), Saltdean Lido (0.7 miles), Rottingdean Cricket Club (0.7 miles).





Second Floor

Approximate Gross Internal Area = 548 sq ft / 50.9 sq m
(Excluding Limited Use Area)

Approximate Gross Internal Area = 554 sq ft / 51.5 sq m
(Including Limited Use Area)

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Tenure- Leasehold

70 years remaining on the lease

Council Tax- B

Service Charge- £2,841.94 per annum

Ground Rent- Peppercorn



SCAN ME



To book a viewing, or a valuation of your property, get in touch with one of our experts.

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