



50 Dean Court Road
Rottingdean | Brighton | East Sussex | BN2 7DJ

FINE & COUNTRY

Charming detached family home located in Rottingdean conservation area, dean court road off Rottingdean village. With beautiful views protected by the south downs national park. Four/five bedrooms, open plan living space, with a garage and carriage driveway.

Sitting on a quietly sloping picturesque road rising from Rottingdean village with pastoral views across Downlands, this substantial detached house on Dean Court Road is a charming home built by local philanthropist R.A Caton for his sister in a prestigious but unassuming style. A carriage style driveway and garage with colourful perennial mixed borders greets your approach, before entering an open hallway.

The ground floor living area takes you seamlessly from foyer through to living room, dining room, kitchen then back through to hallway for great flow all brought together with hard wooden style flooring. The large hallway also has a guest cloakroom to the side. With amply sized rooms this is impressively designed, contemporary style living space connects to the outside with split bi-fold doors, for a year-round connection to the garden and paddocks beyond. The kitchen is well designed for family living, with its large central island that doubles as nifty extra storage space as well as a breakfast bar for stools. Black granite style composite worktops surround cream gloss cabinetry with integrated oven, microwave and gas hob. Tucked back from the hallway, an office/ guest bedroom is a versatile part of the home contributing to the overall practicality of the home.

A separate addition entrance is cleverly hidden to the side entering the utility room, offering a chance to clean away any countryside pursuits as well as keeping away household chores tucked away from the living areas, an additional cloakroom adjoins the utility so that you don't have to go into the main house whilst gardening.

Ascending to the first floor, a clear view of the South Down paddocks can be seen from the French door Juliette balcony beyond. There are four double bedrooms and a family bathroom. Two bedrooms have shower with a sink and the other two bedrooms have ensuites all bedrooms are of a good size. The family bathroom is fitted with a modern white bathroom suite with turquoise gloss tiles for stylish touch. For those quiet contemplative moments, a viewing nook is cleverly designed, with enough space for a sofa to relax with plenty of light with an addition of a sky lantern above.











Stepping out from living room's bi-fold doors, a large private garden is big enough for kids to play and adults to relax. Mature borders and a delightful archway off centre add character. To the rear a sun terrace, allows you to sit and watch the horses in the paddock, a view that is protected for years to come as it has been added to the South Downs National Park.

In the local area Rottingdean village to the east of Brighton is just a stroll ... renowned for its tea shops, historic Kipling Gardens and the village pond, as well as four pubs in one village all serving great beer and food! The undercliff walkway continues east to Saltdean and west to the marina for fresh air coastal walking while access to the South Downs National Park begins at the top of Dean Court Road for countryside exploring. Visitors love the Beacon Mill, originally constructed in 1802, it is now Grade II Listed and is a famous landmark on the south coast. With convenient small store shopping in the village, a larger supermarket can be found at the marina. The bustle of Brighton may be easily reached along the coast road yet here there are all the benefits of village living.

Local schools include Rudyard Kipling Primary School and Nursery, Downs View School, Woodingdean Primary School and Longhill Secondary. Brighton College and Roedean School are within easy reach along the coast road.

Falmer station is within easy reach, while Brighton station with its mainline commuter links is approximately three miles away. Regular bus services travel into the hubbub of central Brighton. The A27 to the north of Rottingdean will get you across Sussex or connect to the A23 for Gatwick and London.

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.





Total Area: 297.8 m² ... 3205 ft²
(All measurements are approximate and for guiding purposes only)

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
56-68	D		
39-54	E		
21-38	F		
1-20	G		

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