



Highcliff Court

High Street, BN2 7JP

O.I.E.O £525,000 Share of Freehold

EPC Rating : D

- Top floor, 2 bedroom beachfront apartment
- Stunning beach, sea and coastal views
- Fitted kitchen, bathroom and cloakroom
- Scope to improve, allocated parking space

H2O
HOMES



Highcliff Court is located within historic parish of Rottingdean where the Kipling gardens and picturesque St Margaret's Church can be found amongst other equally notable buildings. Rottingdean offers good local shopping facilities as well as pubs and café's with excellent schools within easy reach of bustling Brighton approximately 5 miles away. There are good road links to both the A23 and A27.

Just imagine being able to wake up with sounds of the waves rolling onto the beach, well this 2 bedroom property provides just that due to its rare beachfront location! Top floor with a much desired South and Southwest facing aspect the apartment enjoys simply stunning sea and coastal views from all main rooms but with scope to improve to truly create a stunning home with direct beach access. Upon entry there is a full bathroom and separate cloakroom. With the cloakroom being immediately adjacent to the kitchen there is an opportunity to combine these rooms for a larger kitchen/breakfast room (subject to consent). The large sliding balcony doors frame the views perfectly in the living/dining room and gives access onto the private balcony. Both bedrooms boast large picture windows to equally soak up those wonderful beach and sea views and the apartment hugely benefits from an allocated parking space.

ENTRY

Ground floor entrance with security entry system. Stairs to 4th floor. Individual door to apartment.

ENTRANCE HALL

Giving access to all rooms. Security entry phone. Large storage cupboard. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Fitted carpet.

CLOAKROOM

High level obscure glazed window. Hand basin with taps. Low level WC. Coved ceiling. Ceiling light. Vinyl floor.

KITCHEN

13' 5" x 6' 6" (4.09m x 1.98m)

Double glazed window with roller blind. Fully fitted kitchen comprising New World electric oven and ring gas hob. Extractor hood over. Freestanding fridge/freezer and Hoover washer/dryer. Range of wall and base units. Worktops with tiled splashbacks. Stainless steel sink with mixer tap. Pantry cupboard. Wall mounted gas fired boiler. Serving hatch. Power points. Vinyl floor.



LIVING/DINING ROOM

17' 10" x 12' 5" (5.44m x 3.78m)

Southwest facing sliding door to balcony and large picture window. Further Southwest facing window. Curtain pole, curtains and roller blind. TV point. Power points. 2 radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.



BALCONY

Private Southwest facing balcony providing stunning sea and coastal views.



BEDROOM ONE

16' 1" x 14' 3" (4.9m x 4.34m)

South and Southwest facing windows with views over the beach and sea. Roller and rattan blinds. Range of fitted cupboards. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM TWO

16' 5" x 9' 0" (5m x 2.74m)

South facing window with views directly over the beach and the sea. Roller and rattan blinds. Fitted double cupboard. Radiator. Power points. Coved ceiling and ceiling light. Fitted carpet.

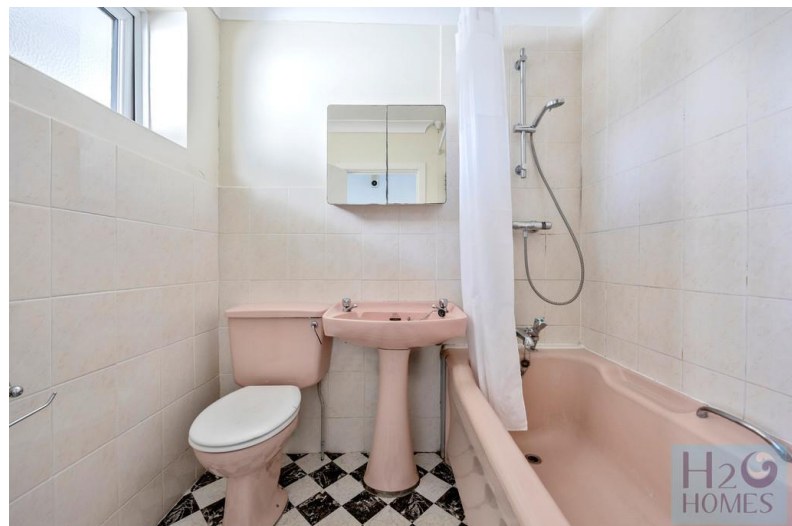
BATHROOM

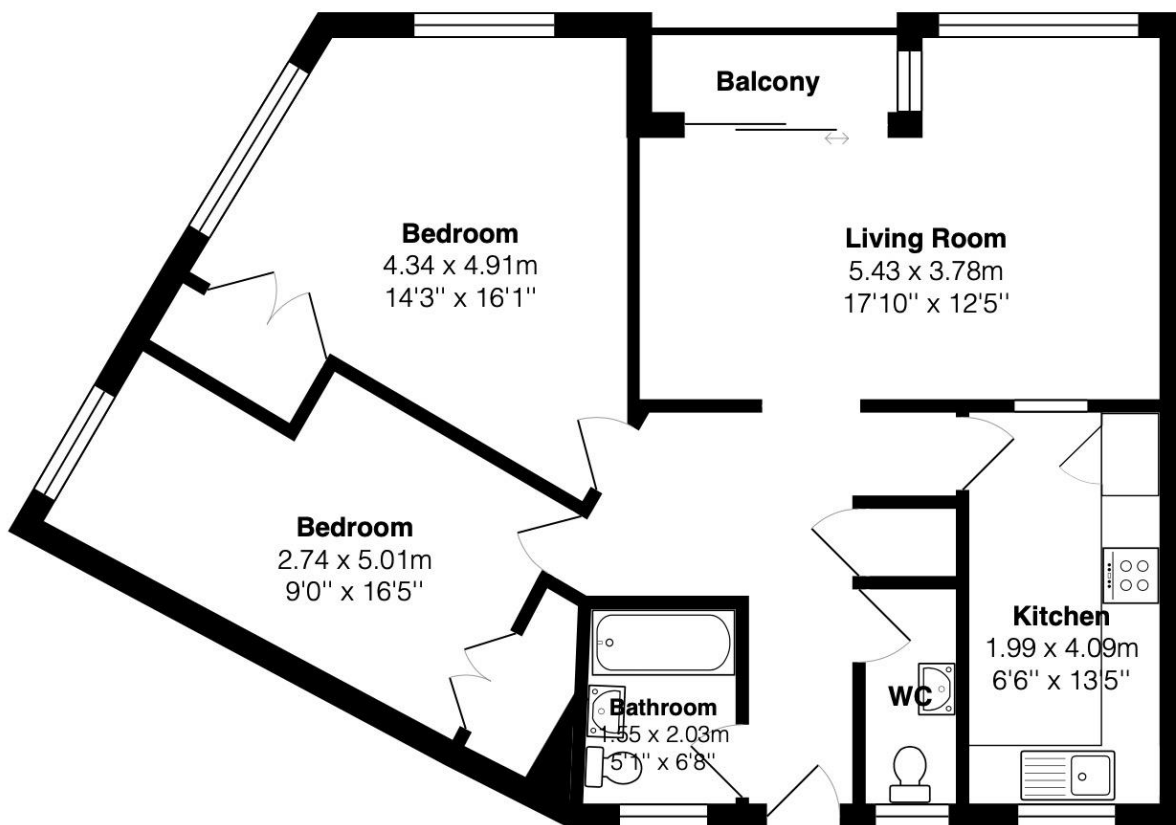
6' 8" x 5' 1" (2.03m x 1.55m)

High level obscure glazed window. Part tiled. Panelled bath with mixer tap and wall mounted shower. Hand basin with taps and mirrored bathroom cabinet over. Low level WC. Chrome heated towel rail. Coved ceiling. Ceiling light. Vinyl floor.

PARKING SPACE

Allocated adjacent to the block.





Second Floor
Area: 74.4 m² ... 801 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

TENURE

Share of Freehold – 999 lease from June 1967

SERVICE CHARGE

£4,979.40 per annum

COUNCIL TAX BAND

Tax band A

LOCAL AUTHORITY

Brighton & Hove Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements