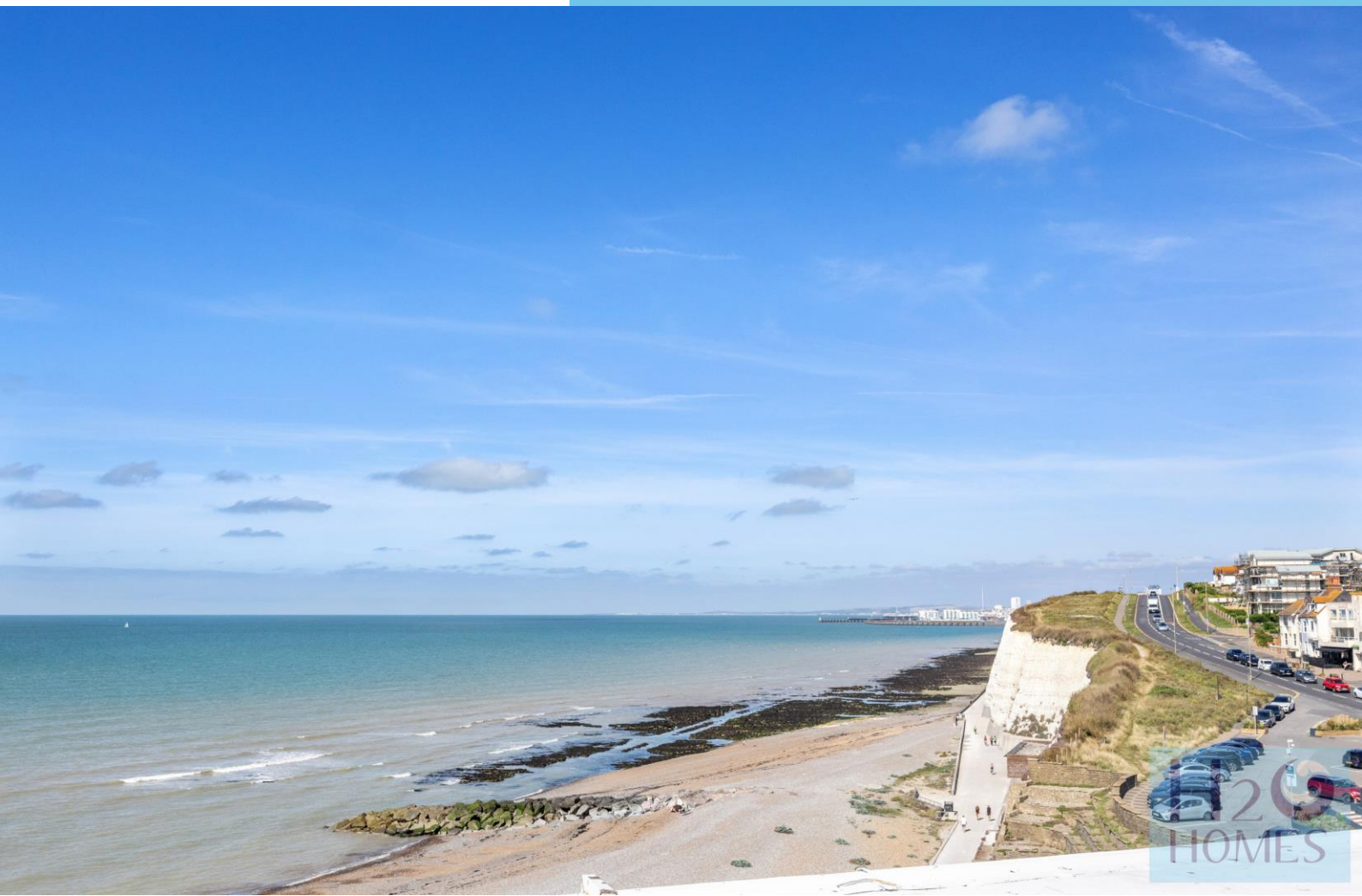




**H2O HOMES**

HIGHCLIFF COURT, HIGH STREET,  
ROTTINGDEAN, BN2 7JP  
**£210,000 LEASEHOLD**





'Unique' is probably the best way to describe this studio located on the rooftop of Highcliff Court making it the most individual and distinctive bolt hole by the sea! Self contained with access to an enormous roof terrace the studio provides immense beach, sea and coastal views. The living area with large picture windows and sliding balcony door covers South, East and West facing aspects and is the perfect vantage point to watch the ever changing seascapes ahead. For convenience there is a full shower room and with its location on the beachfront the property enjoys direct access to the beach.

**ENTRY**

Ground floor entrance with security entry system. Stairs to 5th floor. Individual door to studio.

**LIVING AREA**

16' 10" x 9' 10" (5.13m x 3m)

Large East and West facing picture windows and South facing sliding doors to roof terrace. Vertical blinds. Fitted wall and base units. Worktop and freestanding fridge. Glass display shelves. Electric heater. TV point. Power points. Smoke alarm. Recessed ceiling lights. Vinyl floor.

**ROOF TERRACE**

Large paved roof terrace with painted balustrades. 2 exterior lights.

**SHOWER ROOM**

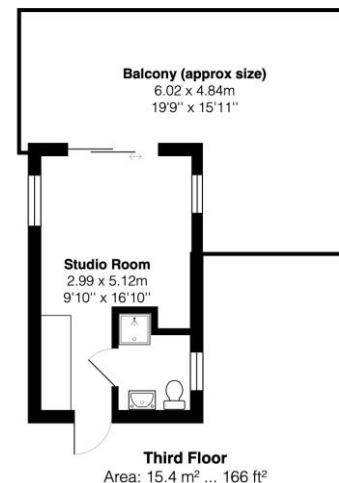
Obscure large glass cubed window. Tiled shower cubicle with Triton electric shower. Wall hung hand basin with mixer tap and large wall mirror over. Glass display shelves. Low level WC. Extractor fan. Mosaic tiled floor.

**LEASE**

999 year lease from June 1967.

**SERVICE CHARGE**

£2,733.96 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	