



**98 Dean Court Road, Rottingdean, BN2 7DJ**  
**£850,000**

**CarruthersandLuck**  
SalesandLettings



## 98 Dean Court Road

Rottingdean

A very spacious detached 3-bedroom detached bungalow located on an extremely sought-after road, offering a tranquil setting backing onto open fields. Situated close to open countryside and the historic village of Rottingdean with its varied shops, cafes, pubs and restaurants. The seafront with beach access offers lovely walks through to Brighton. A fantastic bus service provides easy and frequent access to Brighton City Centre.

Upon entering the property, you are greeted by a bright and spacious entrance hall with a hatch to a large roof space. The good size lounge seamlessly flows into a charming conservatory which overlooks the rear garden and fields beyond. The large kitchen is fitted with a range of units and has a door to the rear garden. There is a door from the kitchen into the integral garage.

The property boasts a well-appointed bathroom along with an en-suite shower room to the main bedroom. All 3 bedrooms are good double rooms.

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Furthermore, this bungalow features an integral garage, providing secure parking or extra storage space. The wide frontage with a block paved driveway offers ample parking for multiple vehicles, ensuring convenience for homeowners and guests alike.

The rear garden is a particular feature of the property being west facing and backing onto an open field. The garden has been well maintained, is mainly laid to lawn and has established plants and shrubs. There is also an attractive curved block paved patio area.

Properties, particularly bungalows, are few and far between in this location which is considered to be one of the best roads in Rottingdean.

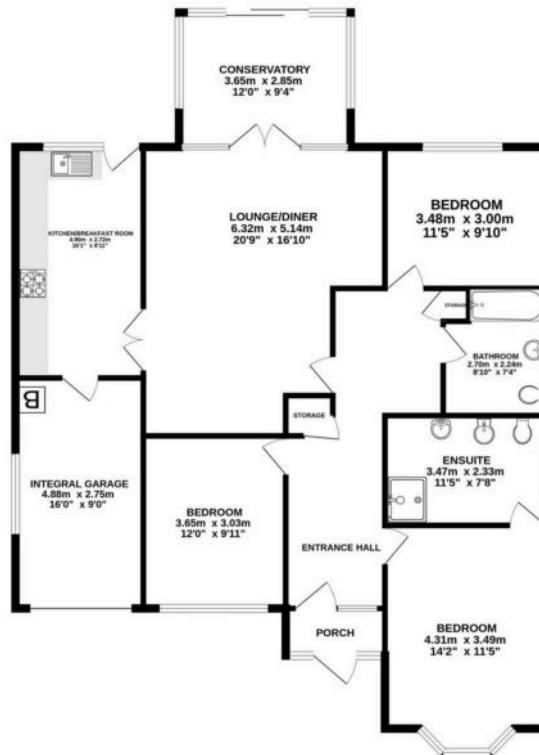
Council Tax band: F

Tenure: Freehold

EPC: D



**GROUND FLOOR**  
133.1 sq.m. (1432 sq.ft.) approx.



98 DEANS COURT ROAD BOTTINGDEAN BRIGHTON

**TOTAL FLOOR AREA: 133.1 sq.m. (1432 sq.ft.) approx.**  
Every attempt has been made to ensure the accuracy of the floorplan contained here, measurements windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or mis-statement. This plan is for general purposes only and should be used as such by any purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Matthews Metricon 67325.

# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road - BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carryuthersandluck.co.uk](http://www.carryuthersandluck.co.uk)

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