

£425,000 Share of Freehold



Bazehill Manor Bazehill Road,  
Brighton, BN2 7DB

# Bazehill Manor Bazehill Road, Brighton BN2 7DB

A GROUND FLOOR FLAT IN ROTTINGDEAN with private decked seating area and fantastic views over fields and farmland. The flat is very well presented with a family bathroom and an En-suite to the master bedroom which also has a private decked area, further benefits include a gated entrance and entry intercom system. EPC C73.



### To The Front

Front door leading to hallway.

### Hallway

Two radiators, wall mounted alarm system, wall mounted heating thermostat, wall mounted intercom, wood flooring. Doors to

### Kitchen/Dining/Living Area

#### Dining Area

Wood flooring, radiator.

#### Kitchen

Range of kitchen fitments comprising wall and base units, wood roll edge work surfaces over, enamel single drainer sink unit with mixer taps, integrated 'Indesit' four ring induction hob with 'Hotpoint' extractor/filter over, built-in 'Hotpoint' microwave and built-in 'Zanussi' oven. Built-in fridge and freezer, built-in 'Hotpoint' washer dryer, built-in 'Kenwood' dishwasher. Double glazed sliding window to rear with amazing views of Farmland and communal garden.

#### Living Area

Radiator, door to hallway, cupboard housing boiler and fuses. Recess for feature fireplace. Double glazed sliding door to rear leading to decked area.

#### Bedroom

Radiator, double glazed sliding door leading to private decked area.

#### En-Suite

Range of bathroom fitments comprising low level close coupled WC, walk-in shower with mains fed shower attachment and glass panel to side. Ladder style heated towel rail, double wash hand basins with mixer taps. Part-tiled walls, tiled floor.

#### Bedroom

Radiator, double glazed sliding door leading to private decked area.

#### Bathroom

Range of bathroom fitments comprising panelled bath with mixer taps, low level close coupled WC. Vanity unit, inset enamel sink with mixer taps. Part-tiled walls, tiled floor.



**Location:**

*Rottingdean Village dates back to the Domesday book and for centuries it was an isolated rural farming settlement only becoming more accessible when Brighton grew as a town.*

*Rottingdean has always been popular with artists, writers and public figures which still influence visitors and residents today.*

*The main village attractions are the historic buildings, the traditional inns, Kipling Gardens, Rottingdean Windmill and St Margarets Church, Whipping Post House and the fact that you can access the beach from the High Street!*

*From the mid seventeenth century smugglers ran contraband cargoes from landing sites nearby and hid their goods in caves which were dug into the cliffs, there were tunnels connecting the cellars of houses and inns which ran under the High Street up to the Green. To put a stop to the smuggling, a customs house was set up in the High Street and the streets were patrolled at night, Rottingdean windmill was also used to signal that the coast was clear. When the coast was clear the illegal merchandise was transported to London's black market. Some of these haunts can still be visited and were written about by Rudyard Kipling who lived in the village between 1897 and 1902. The last case reported of smugglers was in 1827 however to commemorate this piece of history Rottingdean Village has a yearly 'smugglers procession'. There is a torch light procession through the village and a service at the Green followed by a bonfire and firework display on the beach.*

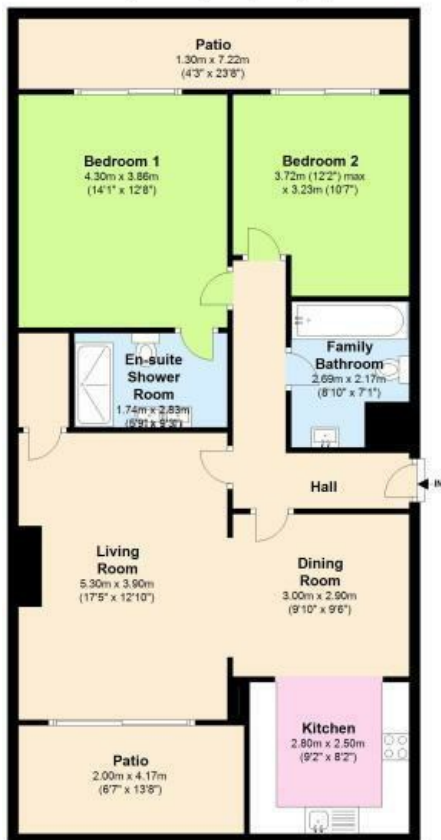
*Today you will find pubs, cafes and a variety of shops in the High Street and schools from Primary (St Margaret's C of E, Our Lady of Lourdes Catholic School) to High School (Longhill High School in Ovingdean). There are several buses that can be caught from the Village and the A259 into Brighton City Centre and Woodingdean for more local shops.*





### Floor Plan

Approx. 107.1 sq. metres (1152.5 sq. feet)



Total area: approx. 107.1 sq. metres (1152.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		73	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		77	79

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## OFFICES THROUGHOUT THE CITY

#### LEWES ROAD

39 Lewes Road,  
Brighton, East Sussex  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

#### FIVEWAYS

290 Ditchling Road,  
Brighton, East Sussex  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

#### WOODINGDEAN

62-64 Warren Road,  
Woodingdean, Brighton,  
East Sussex BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk



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