



105 MARINE DRIVE ROTTINGDEAN, BN2 7GE

£400,000
FREEHOLD

A 3 bedroom terrace house with fantastic views south over the English Channel. The property benefits from two private parking spaces, en-suite shower room along with a generous family bathroom, rear garden, and large kitchen with space for a table. The property has been converted from a 1930s manor house giving it bright and airy rooms with ample glazing to take full advantage of the views. Situated in the popular village of Rottingdean within walking distance of the various shops and cafes the village has to offer along with the under cliff walk. For further details please contact Nicholas James or our joint agent Aston Vaughan.

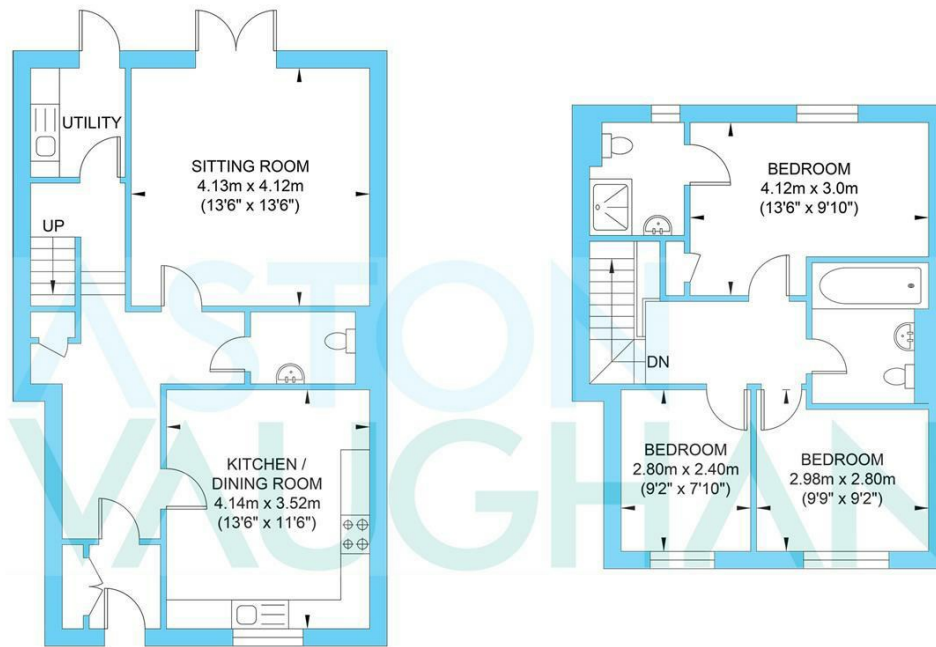
**Nicholas
James**

SALES LETTINGS AUCTIONS





Marine Drive



Ground Floor
 Approximate Floor Area
 588.57 sq ft
 (54.68 sq m)



First Floor
 Approximate Floor Area
 452.40 sq ft
 (42.03 sq m)

Approximate Gross Internal Area = 96.71 sq m / 1040.97 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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