

# FOR SALE

**20 St Aubyns Mead  
Rottingdean  
Brighton  
BN2 7HY**



**GRAVES SON & PILCHER**



**MODERN FAMILY HOUSE  
REQUIRING SOME UPDATING**

**£510,000 FREEHOLD**

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RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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St Aubyns Mead is a modern development of some 30 town houses and a purpose built block of 12 apartments occupying a popular and prominent location between the coast road and the playing fields of the former St Aubyns School and approached via Newlands Road.

The Village high street with its array of shops, pubs and tea rooms is readily accessible as is the Seafront with bus services running along the coast to Brighton City centre.

No 20 is an end of terrace two storey house having part brick and part tile hung elevations under a tiled roof and being situated at the lower end of the development backing south.

The accommodation comprises three bedrooms, en-suite bathroom, family shower room, sitting room, dining room, kitchen, cloakroom and south facing conservatory. The property has double-glazed windows, gas fired central heating, a south facing rear garden and two garages and whilst presentable the accommodation would now benefit from some redecoration and updating.

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**The accommodation is arranged in more detail as follows:**

### **FIRST FLOOR**

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#### **GALLERIED LANDING**

Linen cupboard with pre-insulated cylinder tank with fitted immersion heater.

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#### **BEDROOM 1**



Facing south 14'6 x 12' (4.42m x 3.65m) Range of built in furniture incorporating bedside cabinets with display recesses and cupboards above, built in wardrobes with mirror fronted sliding doors, built in dresser unit, further range of recessed wardrobe cupboards with mirror fronted doors, radiator, sea views, door to:

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#### **EN-SUITE BATHROOM**



Coloured suite, panelled bath with hand shower attachment, low-level WC with concealed cistern, vanity unit with inset wash hand basin, radiator, partly tiled walls.

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## BEDROOM 2



11'9 x 7'6 (3.58m x 2.28m) Built in wardrobe cupboard and dresser unit, radiator, uPVC windows.

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## BEDROOM 3



10' x 8'9 (3.04m x 2.66m) Recessed wardrobe cupboard, fitted dresser unit, radiator, uPVC double-glazed windows.

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## SHOWER ROOM



Fully tiled walls, double shower cubicle with mixer valve, low-level WC with concealed cistern, wash hand basin, down lighters, radiator.

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## GROUND FLOOR

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### ENTRANCE HALL

Deep under stairs cupboard, central heating thermostat, **cloak room** with low-level WC concealed cistern, wash hand basin.

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### SITTING ROOM



16'6 x 11'9 (5.02m x 3.58m) Modern fire place surround with electric coal effect fire, twin display alcoves with storage cupboards below and with glass shelving and illumination, radiator, coved ceiling, aluminium double-glazed doors giving access to:

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## CONSERVATORY



12'3 x 12'3 (3.73m x 3.73m) Ceramic tiled floor, uPVC double-glazed windows with integrated blinds, aluminium double-glazed doors giving access to a south facing rear garden.

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## DINING ROOM



11'9 x 9'3 (3.58m x 2.81m) Double panelled radiator, uPVC double-glazed windows, coved ceiling, door through to:

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## KITCHEN



12' x 7'3 (3.65m x 2.21m) Modern range of wall and floor units incorporating cupboards, drawers, work surfaces with matt finish, stainless steel double bowl sink unit with mixer tap, inset Bosch stainless steel four burner gas hob, eye level Zanussi stainless steel oven and microwave, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, uPVC double-glazed window looking back up the close, vinyl flooring.

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## OUTSIDE

### REAR GARDEN



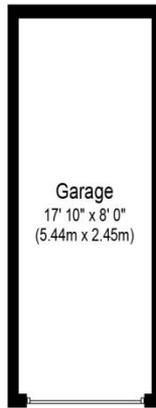
Paved terrace area, side entrance, garden laid to lawn with raised flowerbeds and borders with mature shrubs, bushes and trees.

### FRONT GARDEN

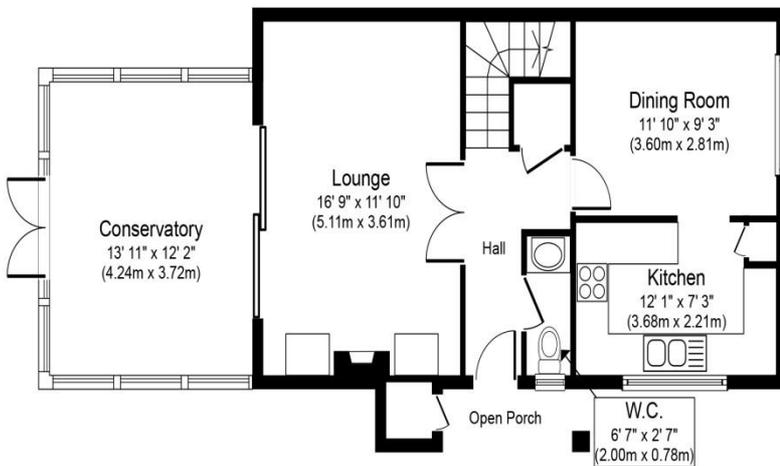
Small front lawned area.

### GARAGES

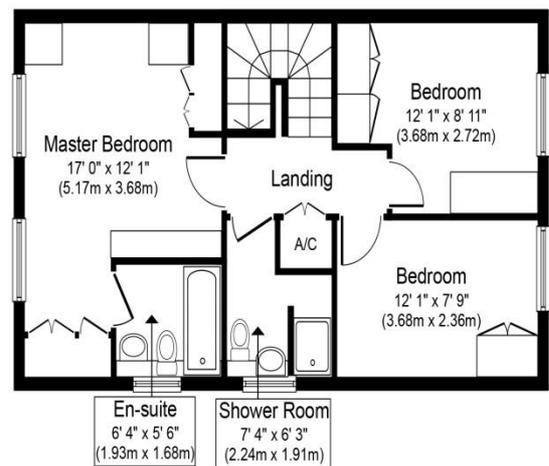
Two with up and over doors.



**Garage**  
 Approximate Floor Area  
 140 sq. ft.  
 (13.0 sq. m.)



**Ground Floor**  
 Approximate Floor Area  
 700 sq. ft.  
 (65.0 sq. m.)



**First Floor**  
 Approximate Floor Area  
 517 sq. ft.  
 (48.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDOR'S SOLE AGENTS  
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