



2 MEADOW PARADE ROTTINGDEAN, BN2 7FA

OFFERS IN EXCESS OF £350,000
FREEHOLD

A 3 bedroom mid-terrace house situated in the popular village of Rottingdean. There is ample space within the living room for relaxed seating and formal dining. The kitchen sits conveniently adjoining the dining area and is well-designed for the space to include plenty of modern storage and some integrated appliances. The reception room spans the depth of the building with French doors leading out to the garden, framing the views over the countryside. Upstairs there are three bedrooms: two double and a single. They share use of the family bathroom which has a shower over the bath.

The property sits in the popular, family-friendly area of Rottingdean, where the town sweeps down into the village and onto the beach.

For further information please contact Nicholas James or our joint agents Aston Vaughan.

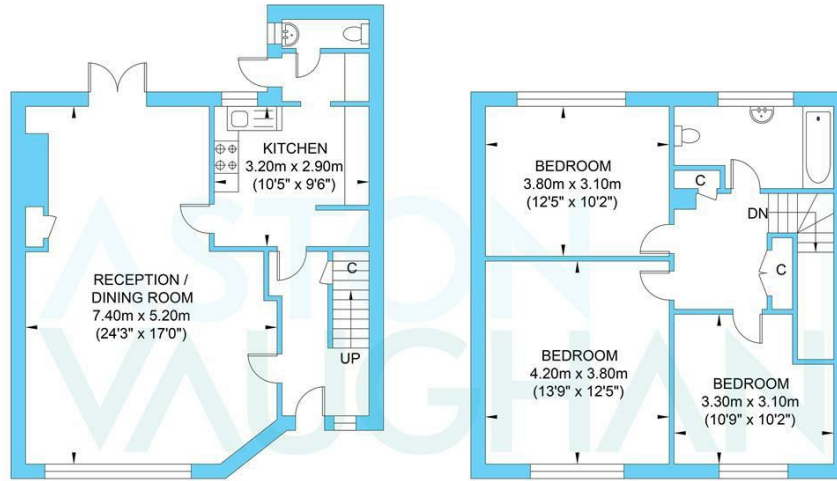
**Nicholas
James**

SALES LETTINGS AUCTIONS





Meadow Parade



Ground Floor
 Approximate Floor Area
 574.25 sq ft
 (53.35 sq m)

First Floor
 Approximate Floor Area
 573.50 sq ft
 (53.28 sq m)

Approximate Gross Internal Area = 106.63 sq m / 1147.75 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		70	
(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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