



2 Beacon Close, Rottingdean

Brighton

In Excess of £600,000

## 2 Beacon Close

Rottingdean, Brighton

This exceptional 4-bed, 2-bath family home offers modern design & functionality for families or professionals. Open plan reception, modern kitchen, generous bedrooms, charming rear garden with patio.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning family home
- Modern kitchen with integrated appliances
- Modern bathrooms with walk-in showers
- Ensuite master bedroom
- Allocated off-road parking
- Private landscaped garden
- Built-in wardrobes and ample storage
- Spacious bedrooms with natural light
- No ongoing chain

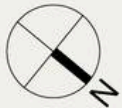




## BEACONS CLOSE

ROTTINGDEAN

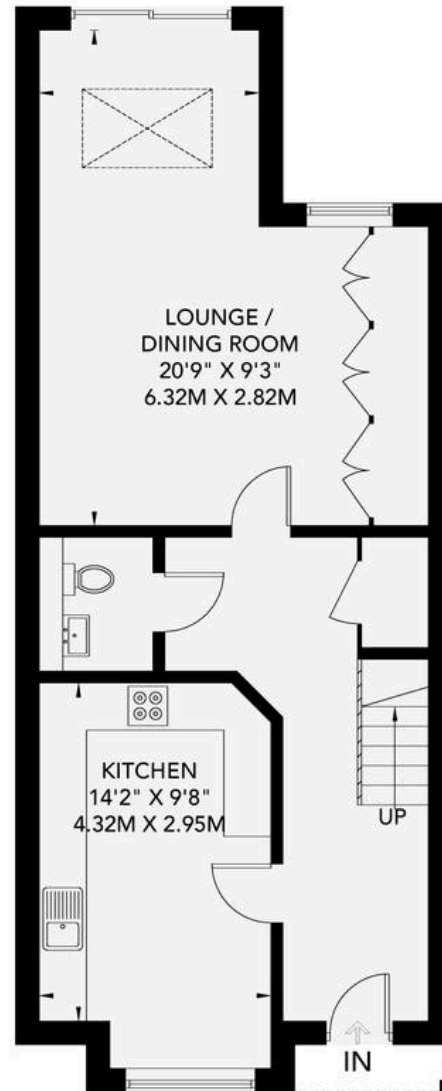
APPROXIMATE GROSS INTERNAL AREA  
141.5 sq m / 1523 sq ft



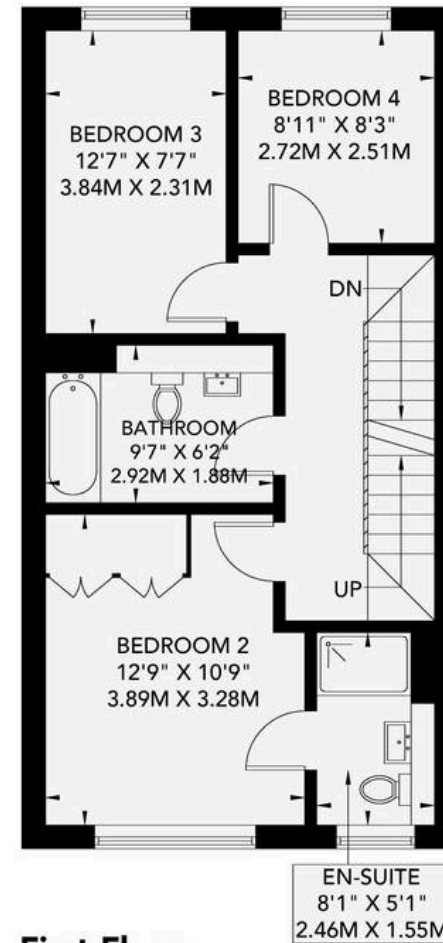
→	Measuring Points	Ⓢ	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	Ⓜ	Head Height Below 1.5m
⊠	Skylight	B	Boiler

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

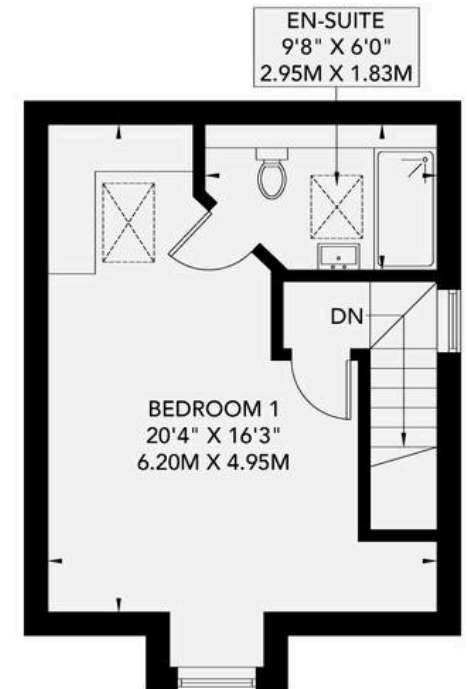
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**Ground Floor**  
58.8 sq m / 633 sq ft



**First Floor**  
50.6 sq m / 545 sq ft



**Second Floor**  
32.1 sq m / 345 sq ft



## Winn Estates

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