



Newick Place, Marine Drive, BN2

£400,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Marine Drive, BN2

3 Bedrooms | 2 Bathrooms 1 Ensuite | 1 Reception Room | 1040 sq ft

Set well back from the coast road gazing out over the English Channel from an elevated position above the cliffs, this generous three-bedroom house has a unique viewpoint in the city. It sits as part of a development of homes, converted from a 1930s manor house giving it bright and airy rooms with ample glazing to take full advantage of the views. An allocated on-site parking space is easy to access to the front of the house which bears many features from the 1930s era to include a beamed gable, hung tiles and leaded light windows, all of which have been well maintained.

To the front of the house, looking out to the sea, the kitchen dining room is perfectly spacious allowing for a kitchen table and chairs. There is a wealth of storage in streamlined white cabinetry, fitted with fully integrated appliances, so you can move straight in with ease, while the utility room is conveniently separate at the rear of the house with space for two machines.

Passing useful hallway storage and a ground floor cloakroom/WC, the living room sits to the rear of the house with direct access

to the garden via glazed French doors. This is a light and peaceful room with ample space for relaxed furnishings and a formal dining area which can spill outside to the decking for dining alfresco during summer. The garden becomes a lovely extension of the space as the weather warms with space for children to play on the lawn, bordered by leafy shrubs and scented lavender.

Returning inside, there are three double bedrooms and two bathrooms on the first floor with bedrooms two and three facing southwest bringing in glorious sea and sky views which are a joy to wake up to. These rooms enjoy easy access to the main bathroom where a shower sits over the gleaming white bath suite, paired with natural stone porcelain tiles rising floor to ceiling.

Spanning the rear of the building looking out over the garden, the principal bedroom is a generous double room with space for a king size bed and freestanding furnishings without compromising on floor space. It also boasts a roomy en suite shower room in the same style as the main bathroom.







### Vendor's Comment:

"You get the best of both village and city life living here with the peace of Rottingdean and the vibrancy of Kemp Town on the doorstep – but it was the views which really sold the house to us – they are truly wonderful as they are ever changing with the weather and seasons."

### Education:

Closest schools: Primary: St Mark's St Luke's

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

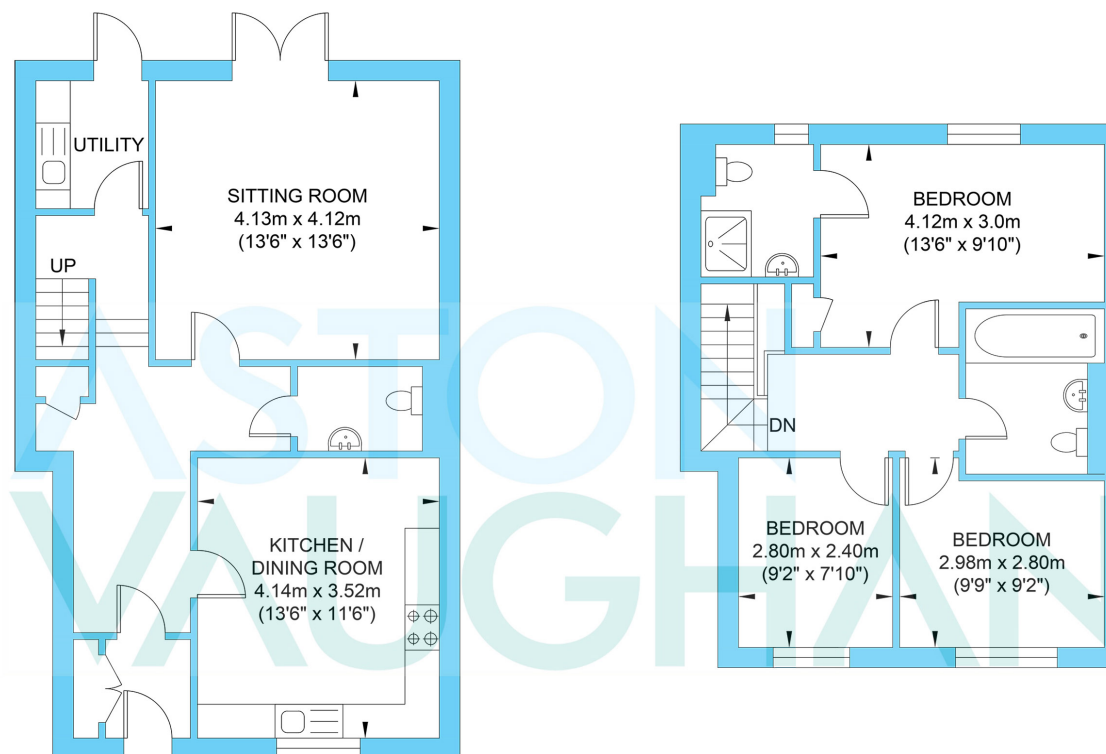
Private: Brighton College, Brighton Waldorf School, Brighton & Hove High, Roedean

### Good to Know:

In one of Brighton's most glamorous seafront locations overlooking the Marina with its world class shops, restaurants, health club and cinemas, this house is also within walking distance of the Brighton Golf Club. A few minutes stroll takes you through bohemian Kemp Town Village with its eclectic mix of patisseries, bars and restaurants, the theatres of Brighton are within easy reach, as are the Georgian Lanes and the Brighton Pavilion. Close to one of the top ten schools in the country and the County Hospital, buses stop close by meaning that the coast, city centre and Brighton mainline station with its fast links to Gatwick and London are all accessible if you don't want to use a car- although don't forget that this house comes with on-site parking.

With so many positive attributes, this property will appeal to downsizers, families and professionals looking for a secure, coastal retreat with the quintessential Brighton & Hove lifestyle **on your** doorstep.

## 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.