



Newick Place, BN2  
£350,000

ASTON  
VAUGHAN  
Sales and Lettings

## INTRODUCING

# Newick Place, BN2

2 Bedrooms | 2 Bathroom | 1 Reception Room 721 sq ft | Private rear garden and balcony On site parking

Beautifully presented throughout its generous rooms, this two-bedroom, two-bathroom apartment is ready to move straight into. It sits as part of a development of homes, converted from a 1930s manor house, looking out over the English Channel, elevated high above the cliffs in Rottingdean along the coast. The building sits well-back from the road where an allocated on-site parking space is easy to access. Attractive on approach, the house 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.



This apartment sits elevated on the first floor, yet it has sole access to a private rear garden with views over the local landscape to the rolling hills of the South Downs. Stepping into the apartment from the communal hallway, it is clearly a beautifully maintained home with light and airy rooms. Open plan, the living room and kitchen offers ample space for entertaining and family time. There are clearly defined areas for sofas and chairs, alongside a dining table, with the kitchen running neatly along the rear wall. Oak flooring runs through the room, paired with white walls to suit all styles of furnishing and to complement the streamlined kitchen. White cabinetry offers a wealth of storage while the oven and gas hob are integrated, leaving space for an American fridge freezer and a washing machine which may be included by separate negotiation.

Both bedrooms are double with ample room for king beds and freestanding furnishings. While the principal bedroom boasts a chic ensuite bathroom with a full bath suite and shower over it, the second bedroom has easy access to the second bathroom across the hall which also benefits from a full bath suite and smart stone wall and floor tiles.



## OWNER'S THOUGHTS

"It is incredibly peaceful living here with such gorgeous views over the Downs, but with the quiet beaches of Rottingdean and Ovingdean on our doorstep too. You can jump onto the bus into the city if need be, but we have loved the village life in Rottingdean as there is plenty to enjoy here with lovely pubs, restaurants and shops."

## 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.

## Flat 3, Newick Place

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft

