



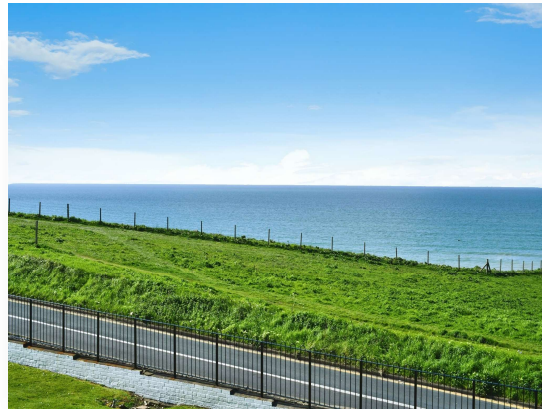
Ocean Reach Newlands Road, Rottingdean Brighton BN2 7GD

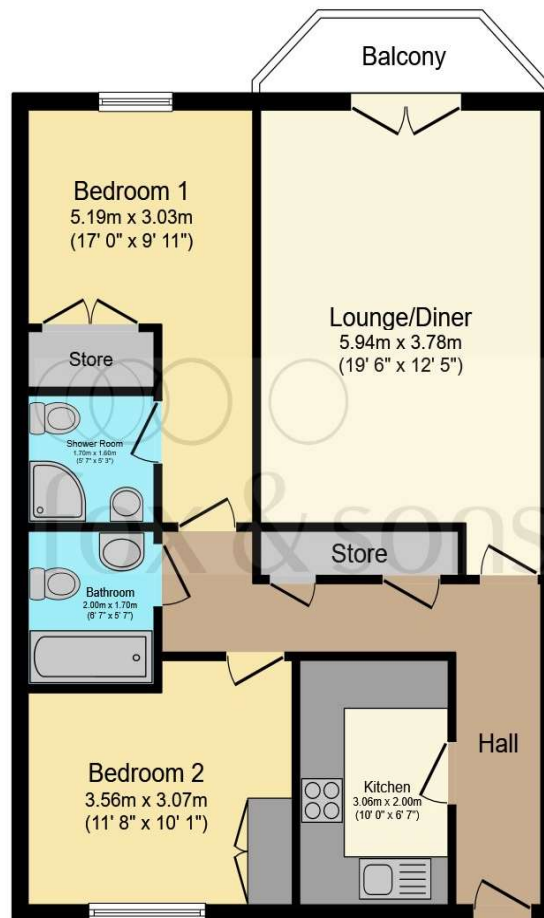
welcome to

Ocean Reach Newlands Road, Rottingdean Brighton

GUIDE PRICE £400,000 - £425,000

Stunning 2-bedroom flat in Ocean Reach, Newlands Road, Rottingdean, with balcony offering breathtaking south coast sea views. No onward chain. Located in a charming coastal village with historic appeal and easy access to Brighton.





Hallway With Storage Cupboard

Lounge Diner With Balcony

19' 6" x 12' 5" (5.94m x 3.78m)

Kitchen

10' x 6' 7" (3.05m x 2.01m)

Bedroom 1

17' x 9' 11" (5.18m x 3.02m)

Bedroom 1 Ensuite

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom 2

11' 8" x 10' 1" (3.56m x 3.07m)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Allocated Parking Space

Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- NO ONWARD CHAIN
- STUNNING SEA VIEWS
- AMPLE STORAGE
- ALLOCATED PARKING SPACE
- ENSUITE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD104653



Property Ref:
RTD104653 - 0011

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