



## NEWICK PLACE 105 MARINE DRIVE ROTTINGDEAN, BN2 7GE

£325,000  
LEASEHOLD

Nestled along the picturesque Marine Drive in Rottingdean, this delightful apartment offers a perfect blend of comfort and coastal charm. Spanning an impressive 1,069 square feet, the property features two well-appointed bedrooms, including a primary suite with an en-suite shower room.

The spacious reception room is bathed in natural light, providing a warm and inviting atmosphere. One of the standout features of this apartment is the stunning sea views, which can be enjoyed from various vantage points within the home.

The property comes with the added benefit of allocated parking, a valuable asset in this sought-after coastal location. Whether you are looking to enjoy leisurely strolls along the beach or explore the charming local amenities, this apartment is perfectly situated to take advantage of all that Rottingdean has to offer.

This property presents an excellent opportunity for those seeking a coastal retreat or a comfortable home in a vibrant community. With its modern features and enviable location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely apartment your own.

# Nicholas James

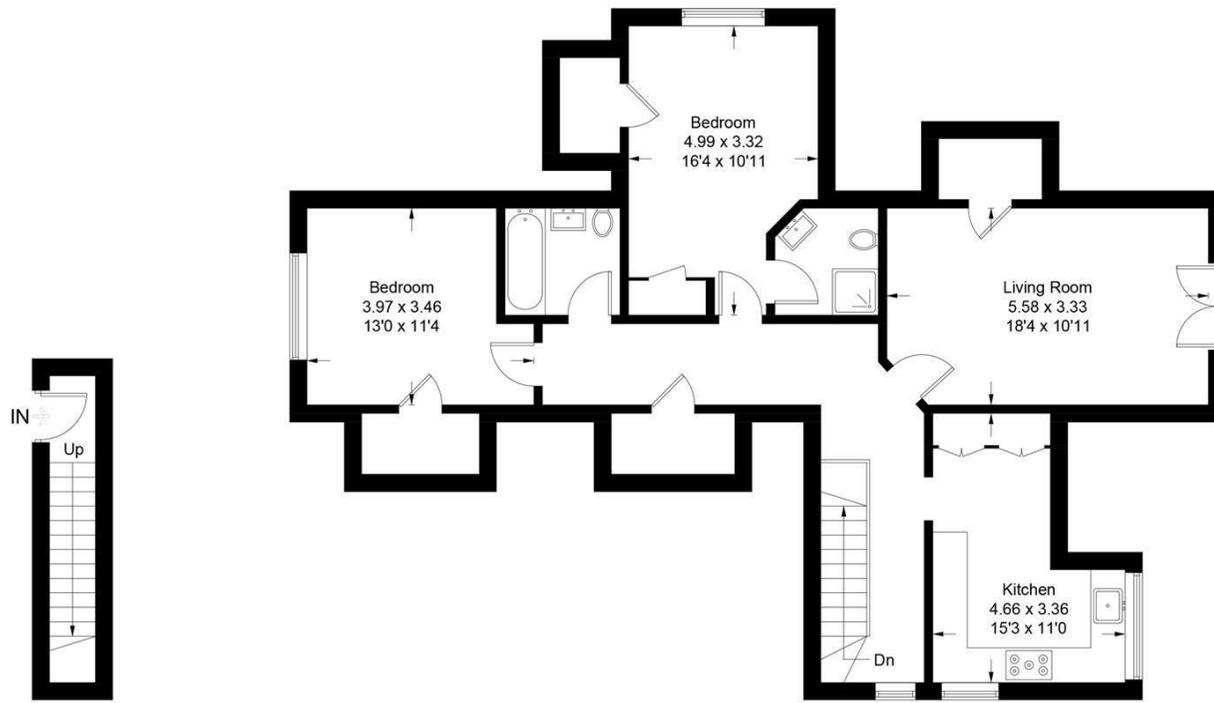
SALES LETTINGS AUCTIONS





# Flat 5, Newick Place

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Lower Ground Floor Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257470)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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