



Ocean Reach, 2 Newlands Road, Rottingdean, BN2 7GD  
£1,400 pcm

**Carruthers and Luck**  
Sales and Lettings





## Ocean Reach, 2 Newlands Road

Rottingdean, Brighton, BN2 7GD

Two bedroom first floor (top floor) flat with its own private entrance and off road parking space situated close to Rottingdean Village and Bus routes into Brighton.

- Great Location
- Views Of The Sea, Rottingdean Village & Windmill
- Two Bedrooms
- Off Road Parking Space
- Own Private Entrance
- Gas Central Heating
- Double Glazed
- Close To Bus Routes
- Council Tax Band C
- EPC = C



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# Ocean Reach, 2 Newlands Road

Rottingdean, Brighton, BN2 7GD

Two bedroom first floor (top floor) flat with its own private entrance and off road parking space situated close to Bus routes into Brighton and Rottingdean Village. The property comprises open plan lounge / kitchen, kitchen has built in oven and hob, fridge freezer, two bedrooms and bathroom with shower over bath. Other benefits include Gas central heating and double glazing, available late August, Council Tax Band C, Unfurnished, EPC = C.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Carruthers and Luck Sales and Lettings

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