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BED

Immaculately Presented Waterside Apartment

3, Falaise, Newhaven, BN9 9GG



Price £275,000

Leasehold - Share of Freehold

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3 Falaise, BN9 9GG

Approximate Gross Internal Floor Area = 65.12 sq m / 701 sq ft

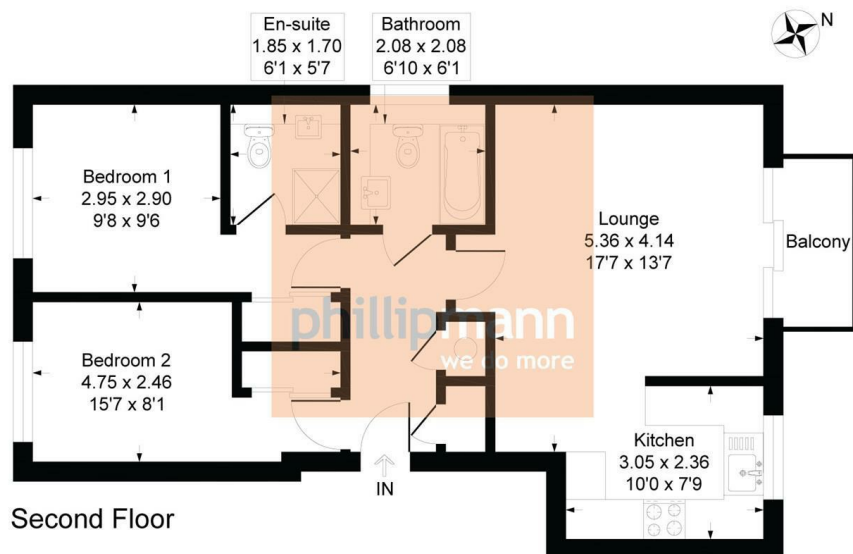


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are delighted to offer for sale this waterside apartment located on the popular West Quay development. The property enjoys stunning views, is in excellent condition throughout and is being sold with a share of freehold.

The property is accessed via a communal entrance door with stairs and a passenger lift to flat 3.

The entrance hall has a door entry video system, large airing cupboard, further storage cupboard and doors which lead to the accommodation.

The lounge/diner is a generous sized room which has laminate flooring. The room has ample space for a dining table and enjoys a fantastic view over Newhaven harbour, South Downs and over towards Seaford. Patio doors lead out to a balcony with space for a small table and chairs.

The Paula Rosa kitchen has a large range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into rolled edge worksurface and there are built in appliances to include double electric oven, fridge/freezer, washing machine, washer/dryer and microwave. The room is finished off with part tiled walls, laminate flooring and a window which overlooks the front.

The master bedroom is a generous size room with built in wardrobes and a full length window overlooking the rear. A door gives access to an ensuite shower room which has a shower cubicle, wash hand basin and low level WC. There is also tiled flooring, part tiled walls and a chrome heated towel rail. Bedroom two is a further double with built in wardrobes and overlooks the rear. Completing the apartment is a bathroom which is fitted with a paneled bath with mixer tap and shower over, low level WC and wash hand basin. There is also a window to the side.

The property also benefits from an allocated parking space situated outside the block.



Energy Rating B

Council Tax Band D

moreinfo...



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