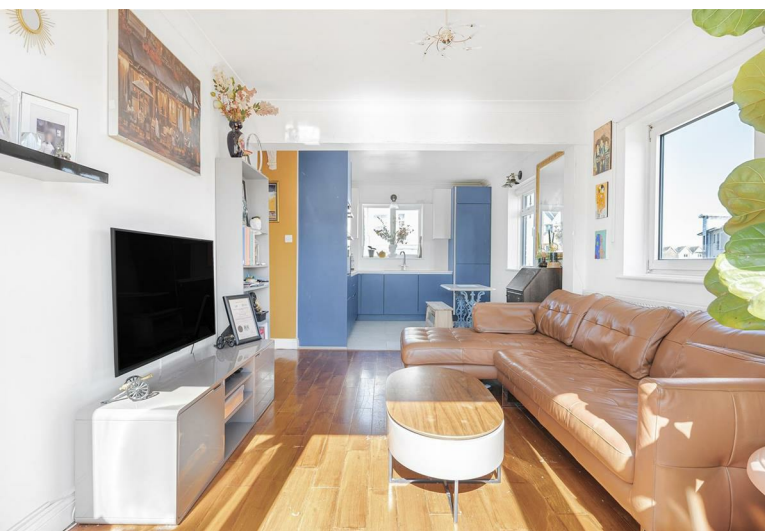


2  
BED

# Spacious Flat with Garage & Off Road Parking

2 Marine Court, Gibbon Road, Newhaven, BN9 9EN



Price £220,000

Leasehold - Share of Freehold

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## 2 Marine Ct, BN9 9EN

Approximate Gross Internal Floor Area = 50.87 sq m / 548 sq ft

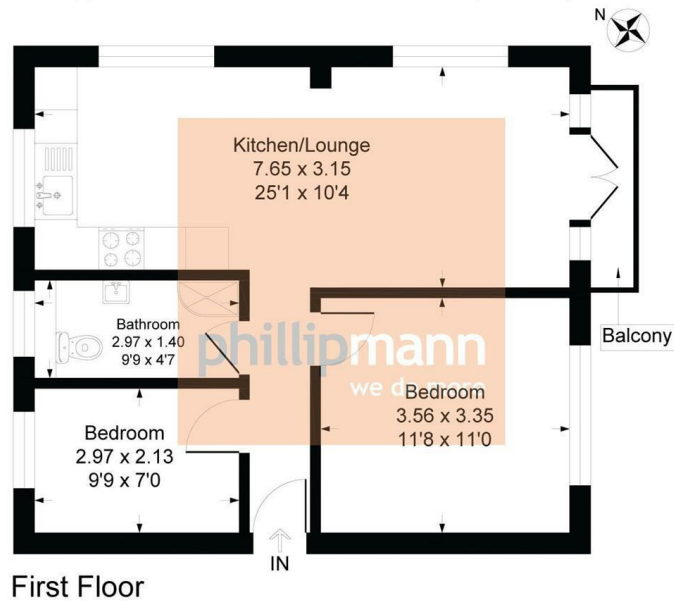


Illustration for identification purposes only, measurements are approximate, not to scale

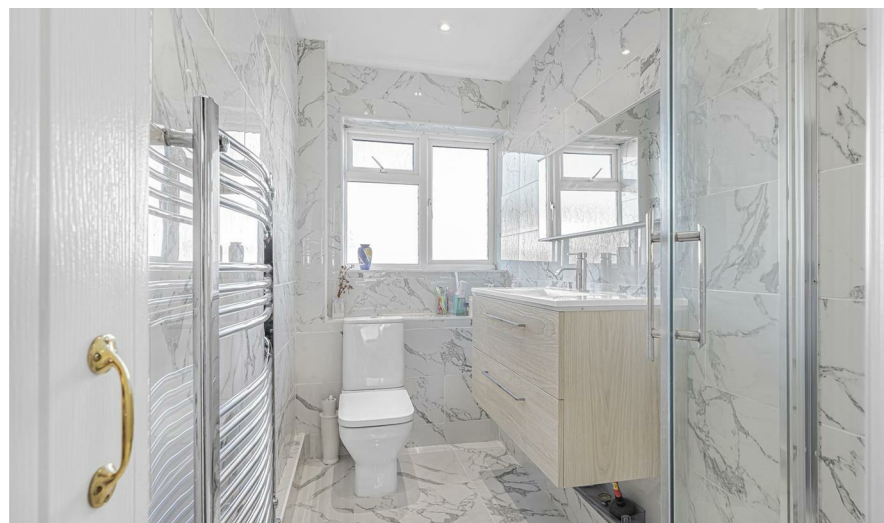
## inbrief...

Phillip Mann estate agents are delighted to offer for sale this first floor apartment which is located within a stones throw of Newhaven Marina, Newhaven Fort and cliff top walks. The property, which is being sold with share of freehold, is accessed via a communal hallway and private door into the entrance hall.

There is an oak wooden floor, which runs throughout the majority of the property. The open plan lounge/kitchen has three double glazed windows and French doors leading out onto a private balcony. This makes for an extremely light and airy room which offers superb views towards the marina, bowling green and towards the historical Newhaven Fort. The kitchen is fitted with a good range of wall and base units which has integrated appliances to include a electric oven, hob, fridge/freezer and washing machine. The area is complete with a wall mounted boiler and ample space for a dining table.

Moving through, the master bedroom is a good sized double room which has an oak floor and a double glazed window overlooking the rear and towards the Marina and bowling green. Bedroom two, another double, again has an oak floor and a double glazed window to the front. The refitted modern shower room is fitted with a corner shower unit, vanity style wash basin and low flush WC. The room is finished with tiled walls and floor and a double glazed frosted window.

Outside, the property has the added bonus of a garage and driveway in front offering private parking.



Energy Rating C

Council Tax Band B

moreinfo...



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