

2  
BED

# A Stunning Two Bedroom Modern Apartment

Flat 6 Hillview House, West Quay, Newhaven, BN9 9BW



Price £239,999

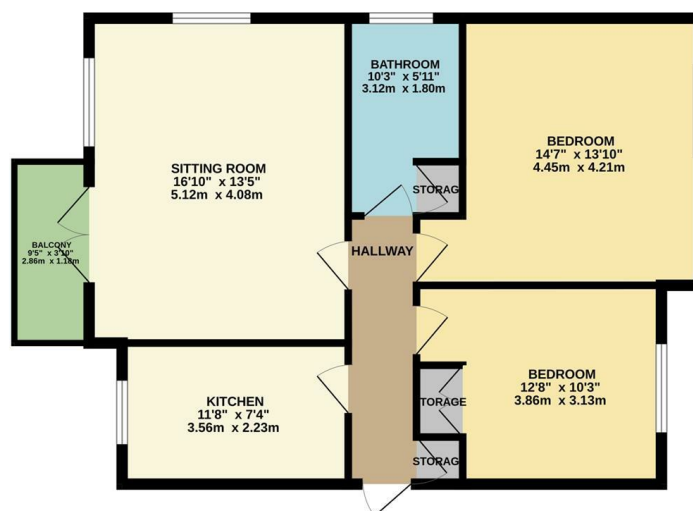
Share of Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



## GROUND FLOOR 728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2014

## inbrief...

Phillip Mann Estate Agent are pleased to offer for sale this superb waterside apartment enjoying stunning river & harbour views being sold with NO CHAIN.

The communal hallway is well kept and has stairs leading to the second floor landing which has a private entrance door to the apartment.

The spacious entrance hall has a good size storage cupboard and doors leading to the accommodation. The lounge/diner is a lovely bright double aspect room with two sets of patio doors leading onto the balcony and a window overlooking the side. The balcony enjoys views of Newhaven harbour through to the South Downs and has space for a small table and chairs.

The kitchen has a good range of wall and base units incorporating a selection of cupboards and drawers. There is a built in oven with four ring gas hob with filter hood above. There are spaces for washing machine, fridge/freezer and breakfast table with chairs.

The master bedroom is a great size with plenty of space for a double bed and bedroom furniture. There is a Juliette balcony which overlooks the river and enjoys views of the South Downs. Finishing off the room is a built in wardrobe and an ensuite shower room fitted with a white suite. Bedroom Two is a further good size double with a built in wardrobe and again enjoys Harbour views.

Completing the property is a large bathroom with a white suite comprising paneled bath, wash hand basin and low level WC.

Outside there are well kept communal gardens, allocated parking space with visitors parking and communal bike shed.

Hillview House is a small block of apartments situated on the modern 'West Quay' development. It is located 0.4 miles from Newhaven Town Centre and within half a mile of Newhaven Train Station.



Energy Rating C

Council Tax D

moreinfo...



Phillip Mann Newhaven Office  
16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)