

TOTAL APPROX. FLOOR AREA 146.4 SQ.M. (1576 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Stunning Waterside Apartment with No Chain
29 Falaise, West Quay, Newhaven, BN9 9GG



localknowledge...

West Quay is a modern development which is located in a convenient location being close to cafe's, restaurants and locals shops. Newhaven train station can be found within a 10 mins walk which provides a regular service to Lewes, Brighton and London.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A modern third floor apartment which has unrivaled views. The property has accommodation to include a large open plan lounge/kitchen with access onto a balcony, master bedroom with ensuite bathroom, two further double rooms which both have their own en suites and a cloakroom.

Style:	Waterside Apartment
Bedrooms:	Three Double Bedrooms
Reception rooms:	Open Plan Lounge/Kitchen/Diner
Area:	1576 Sq ft / 146.4 Sq M
Outside:	Large Balcony
Parking:	Allocated Parking
Energy rating:	B
Council Tax Band:	F

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning and rarely available three bedroom third floor apartment enjoying spectacular views from all of the accommodation. The property has been well maintained throughout it's years of ownership and is being sold with NO ONGOING CHAIN.

The property is accessed via communal entrance hall with lift leading to the private door for flat 29, here there is two large storage cupboards and doors which lead to all of the accommodation.

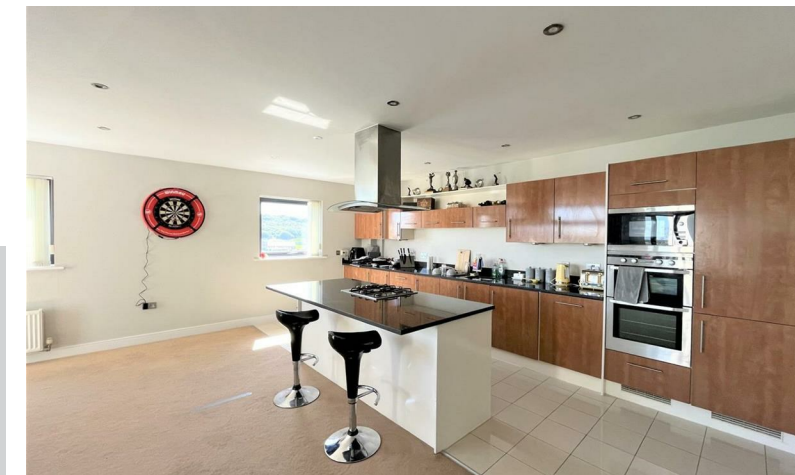
The open plan lounge/kitchen is an absolutely stunning room, light floods in from every angle through the feature floor to ceiling windows. There is ample room for furniture and a large dining table. The kitchen area is fitted with Paula Rosa units which includes a selection of soft closing cupboards and drawers with modern work-surface. There are built in appliances to include double electric oven, microwave, four ring gas hob with extractor above, washer/drier, dishwasher and fridge/freezer. There is access onto a balcony which has space for a small table and chairs from which you can enjoy the views of the harbour.

Moving through, the master bedroom is a generous size double with built in wardrobes and access onto the balcony. There is access to an en-suite bathroom with a paneled bath, shower cubicle, low level WC and wash hand basin. Bedroom two is also a good size double which also overlooks the front with a large window, there is an en suite fitted with a shower cubicle, low flush WC and wash hand basin. Bedroom three is a further double which enjoys views up and down the river and over towards the South Downs. An ensuite to bedroom three is fitted with a panelled bath with mixer tap and shower, low flush WC and wash hand basin. Completing the property is a cloakroom which is fitted with a low level WC and wash hand basin.

The property also benefits from a secure underground car parking space and is being sold with a share of freehold.

What the owner says...

We have truly loved owning the property and the sea views are just second to none!



If you would like to discuss this property in further detail, or would like to arrange a viewing then you are welcome to contact one of the team on 01273 517517.



Bear in mind...

The property is located on the third floor which is accessed via a passenger lift. There is also a secure allocated parking space.