



Flat 21, Versailles West Quay, Newhaven, BN9 9GE

ROWLAND
GORRINGE

Flat 21, Versailles

West Quay
Newhaven

BN9 9GE

Offers In The Region Of
£550.000

Guide Price: £550,00 - £600,000

A stunning penthouse apartment with commanding views over Newhaven harbour and port.

The penthouse apartment boasts superb views from all principle rooms. Facing west is an impressive 31' long roof terrace, accessed from the living area, with commanding views over area as well out to sea. The living room itself has a vaulted ceiling with floor to ceiling windows to fully capture the views and hardwood floor leading from the hallway. Open to the living room, the kitchen/breakfast room has views over the yacht moorings to the harbour mouth and also access onto its own southerly facing balcony terrace – which has a walkway terrace stretching around to all 3 bedrooms. Bedrooms 1 and 2 have ensembles as well as dual aspects.

Facilities include secure phone entry system, lift, assigned parking, visitors parking and communal lawns.

Built in 2007 Versailles is part of the West Quay development, alongside the working port and marina of Newhaven. Ideally situated to access both the town centre and the esplanade. The town centre itself has a range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton (9 miles away), Lewes, Eastbourne and London Victoria, as well as ferry links to the French port of Dieppe.



- Approximately 1259sq ft.
- Stunning Sea, Harbour & Marina Views
- 3 Bedrooms, 2 Ensembles
- Floor to Ceiling Windows
- Secure Phone Entry System
- Penthouse Apartment
- Share of Freehold
- 2 Roof Gardens/Terraces
- Allocated Parking
- No Onward Chain



Entrance Hall	
Kitchen/Breakfast Room	4.79m x 3.32m (15'8" x 10'10")
Living Room	5.64m x 4.62m (18'6" x 15'1")
Storage Cupboard	
Bedroom One	6.35 x 4.52 (20'9" x 14'9")
En-Suite	
Bedroom Two	5.03 x 4.24 (16'6" x 13'10")
En-Suite	
Bedroom Three	3.23 x 2.11 (10'7" x 6'11")
Separate WC	
Roof Terrace	9.55m x 8.00m (31'3" x 26'2")
Kitchen Terrace	6.81m x 3.36m (22'4" x 11'0")
Allocated Parking	
Lobby Entrance	
Visitors Parking	
Lift	
Share of Freehol:	
- Lease Length	981years remain
- Maintenance	£1,800 per 6 months
EPC:	C
Council Tax Band:	F





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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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