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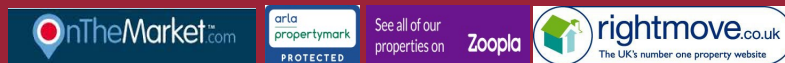
**Any floor plans shown are for identification purposes only and are not to scale**

Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e: [peacehaven@carruthersandluck.co.uk](mailto:peacehaven@carruthersandluck.co.uk)

Also at:  
7 Longridge Avenue, Saltdean. BN2 8LG  
e: [saltdean@carruthersandluck.co.uk](mailto:saltdean@carruthersandluck.co.uk)

Lettings department:  
233a South Coast Road, BN10 8LD  
e: [lettings@carruthersandluck.co.uk](mailto:lettings@carruthersandluck.co.uk)  
Company registration no: 08884155



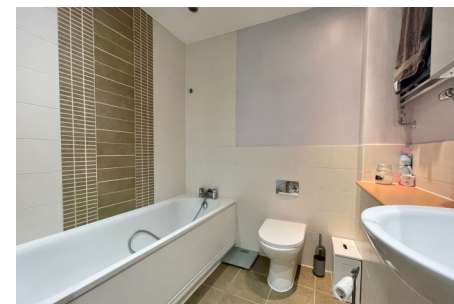
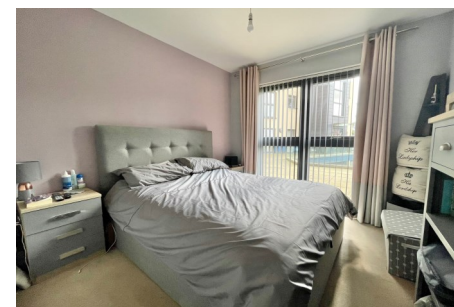
# C&L

carruthersandluck  
salesandlettings

**11 Falaise, West Quay, Newhaven, BN9 9GG**

EPC : B

**£249,950**

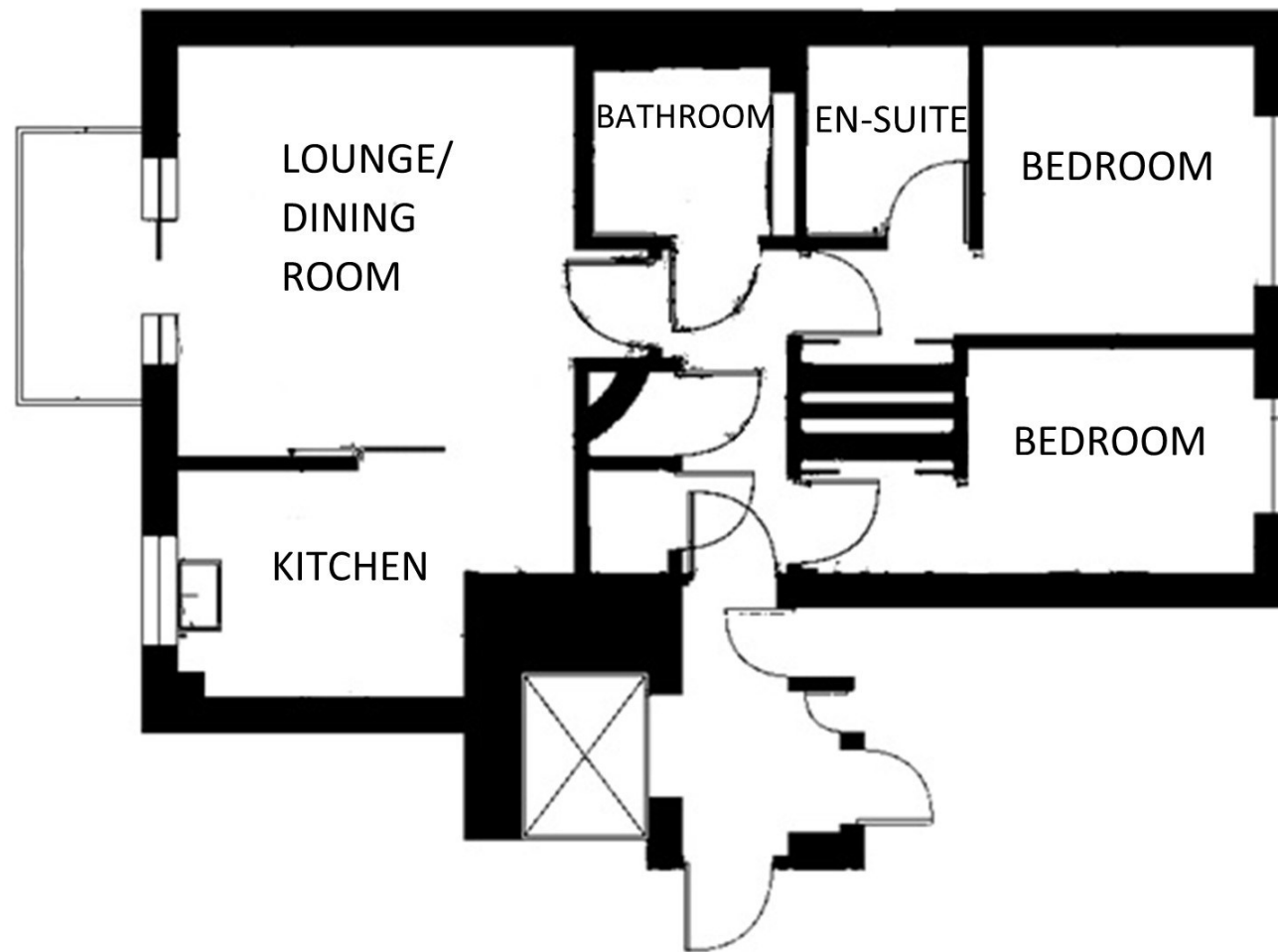


[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

This spacious 2 bedroom upper ground floor harbourside apartment offers bright and airy living accommodation with its modern kitchen that is fitted with high gloss units and opens to the lounge/dining room which has access to the balcony that has harbour and sea views, both bedrooms are double rooms and benefit from built in wardrobes, bedroom one is completed with its ensuite shower room/wc, the entrance hall offers further storage with the cloak and airing cupboards, the family bathroom/wc completes the accommodation.

Benefits include gas central heating, double glazing and a allocated parking space.

The accommodation with approximate room measurements comprises:



**ENTRANCE HALL**

**LOUNGE/DINING ROOM 17'6" x 13'6" (5.33m x 4.11m)**

**KITCHEN 10'1" x 7'10" (3.07m x 2.38m)**

**WEST FACING BEDROOM 1 9'8" x 9'8" (2.94m x 2.94m)**

**EN-SUITE SHOWER ROOM/WC 6'3" max x 5'7" max (1.90m x 1.70m)**

**BEDROOM 2 15'8" max x 8'1" (4.77m x 2.46m)**

**BATHROOM/WC 6'10" max x 5'7" max (2.08m x 1.70m)**

**OUTSIDE**

**BALCONY**

**ALLOCATED PARKING**