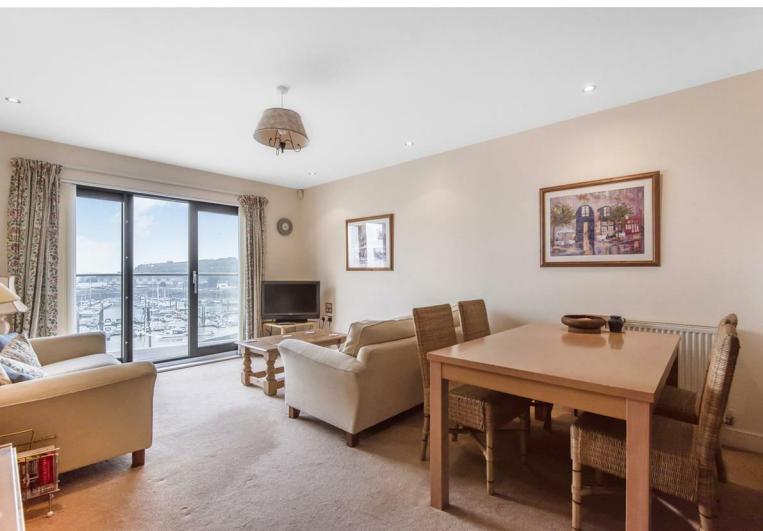


2
BED

Fourth Floor Waterside Apartment - No Chain

19 Valencay, West Quay, Newhaven, BN9 9GF



Offers In Excess Of £300,000

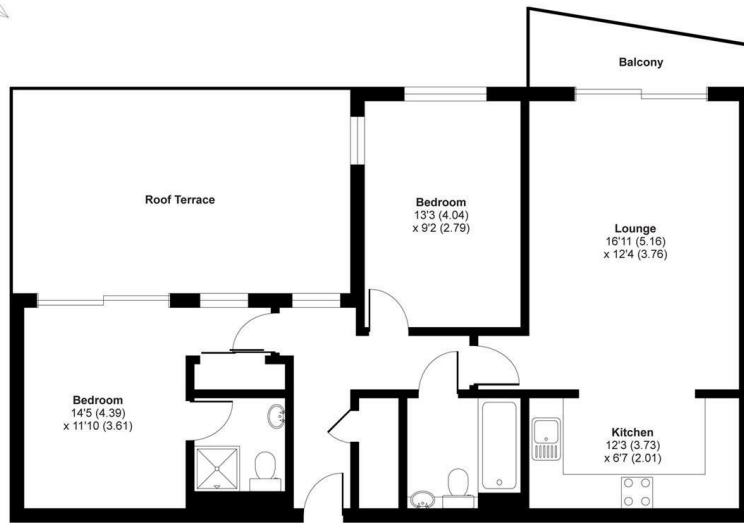
Leasehold - Share of Freehold

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APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT 71 SQ METRES



FOURTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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inbrief...

Phillip Mann estate agents are pleased to offer for sale this two bedroom purpose built modern apartment which enjoys spectacular marina and sea views. The property has a bonus of a private patio and is being sold with NO ONGOING CHAIN.

The well kept communal hallway has stairs and lift which give access to all floors with a private entrance door which leads to flat 19. The entrance hall has a large built in storage cupboard, doors which lead onto the accommodation and access to a large patio.

The open plan kitchen/lounge is a stunning bright room which enjoys views over the marina and out onto the English Channel. The room, like the rest of the property, is decorated in a modern way throughout and gives access to a small balcony. An opening leads onto a well fitted Paula Rosa kitchen which has an excellent range of wall and base units incorporating a selection of cupboards and drawers. There is a range of built in appliances to include gas hob, double electric oven, fridge/freezer, washer/dryer, microwave and dishwasher. The room is finished off with part tiled walls and tiled flooring.

The master bedroom is a generous size with a range of built in wardrobes and a large window which overlooks and enjoys the views towards the front. A door gives access to an en-suite which is fitted with a shower cubicle, low level WC and wash hand basin. The second bedroom is a further double which has a window to the Marina and a window overlooking the patio. Completing the apartment is a bathroom which is fully tiled and includes a paneled bath, low level WC and wash hand basin.

Outside there is a good size patio area which has ample space for a table and chairs which enjoys the stunning view. The apartment also has an allocated parking space to the rear.



Council Tax E

Energy Rating C

moreinfo...

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To see more details on this & all our homes go to
www.phillipmann.com