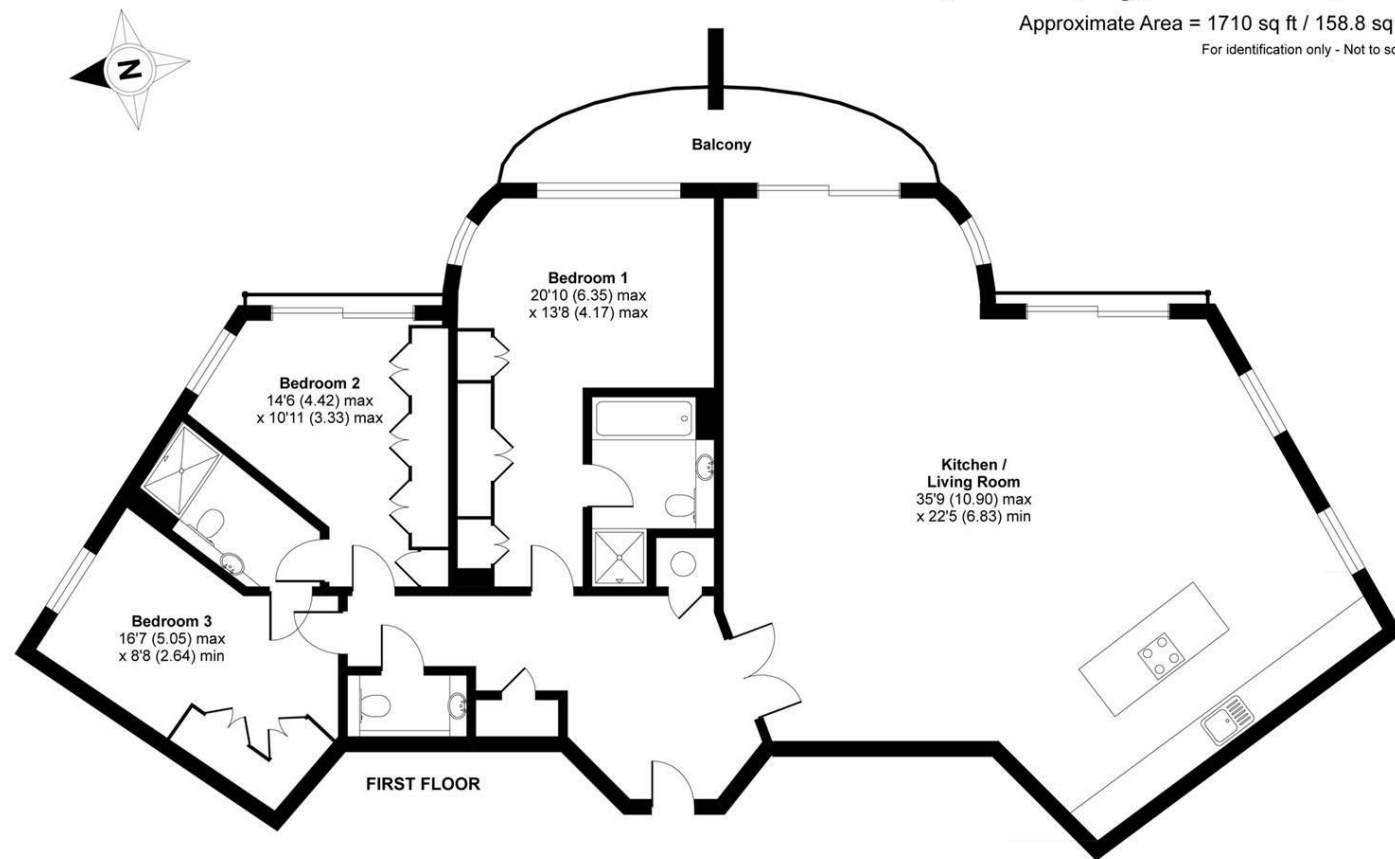


# Falaise, West Quay, Newhaven, BN9

Approximate Area = 1710 sq ft / 158.8 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Phillip Mann Estate Agents. REF: 652639

## 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

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)



# 3 BED

# Stunning Waterside Apartment

38 Falaise, West Quay, Newhaven, BN9 9GG



**we do more...**  
keeping  
customers  
happy

# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

# Offers Over £460,000

Leasehold - Share of Freehold

# phillipmann

we do more

## inbrief...

A modern sixth 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 share an en-suite and a cloakroom.

<b>Style:</b>	Waterside Apartment
<b>Bedrooms:</b>	Three Double Bedrooms
<b>Reception rooms:</b>	Open Plan Lounge/Kitchen/Diner
<b>Area:</b>	1710 Sq ft / 158.8 Sq M
<b>Outside:</b>	Large Balcony
<b>Parking:</b>	Allocated Parking
<b>Energy rating:</b>	B
<b>Council Tax Band:</b>	F

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning and rarely available three bedroom sixth floor apartment enjoying breathtaking views from all of the accommodation. The property has been well maintained and an internal viewing is highly recommended.

The welcoming entrance hall has Cherry Hardwood flooring, which runs throughout the property, 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 has a range of high gloss units which includes a selection of soft closing cupboards and drawers with marble work-surface. There are built in appliances to include double electric oven, microwave, four ring gas hob with extractor above, washer/drier and dishwasher. There is space for a breakfast table and a upright 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 space for 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. Bedroom three is a further double which enjoys views up and down the river and over towards the South Downs. Both rooms have access to a shared ensuite shower room. 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. The popular West Quay development is in a great location for local amenities including shops, restaurants with short walking distance to bus routes and Newhaven train station.

## What the owner says...

The space and open views the property has to offer will be dearly missed. The location is fantastic for transport links and local amenities!



For further information or to arrange a viewing please contact our Newhaven branch on 01273 517517



## Bear in mind...

The apartment is located on the sixth floor which can be accessed via passenger lift. There is also a secure underground allocated parking space.