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BED

A Waterside Townhouse With Riverside Views

49, West Quay, Newhaven, BN9 9DQ



Price £370,000

Freehold

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West Quay, Newhaven, BN9

APPROX. GROSS INTERNAL FLOOR AREA 1370 SQ FT 127.3 SQ METRES (EXCLUDES STORE)



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...

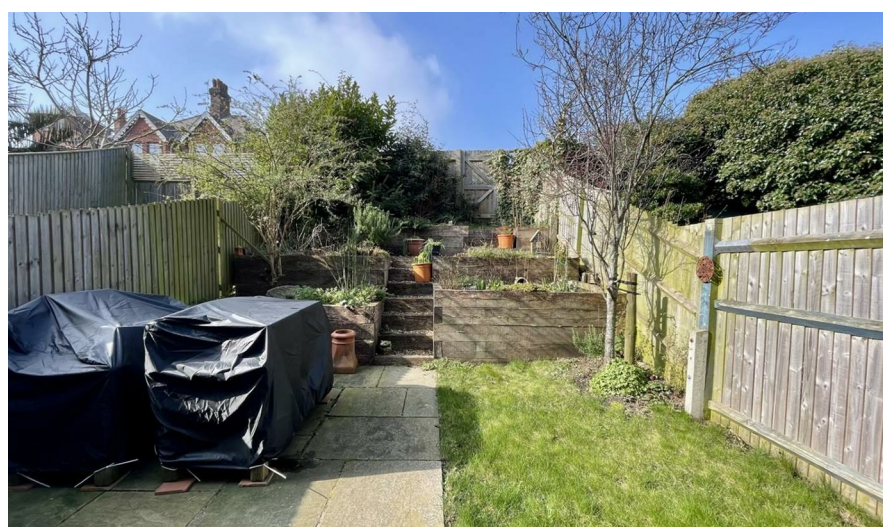
Phillip Mann Estate Agents are pleased to offer this three bedroom town house located on the popular and sought after West Quay development. The house is arranged over three floors and has benefits to include neutral decoration throughout, gas fired central heating, double glazed windows, landscaped rear garden, garage and off road parking.

The entrance hall is a good size with access to a cloakroom and a door leading to the kitchen/breakfast room. This room is a lovely size and offers a good range of wall and base units. There is a built in electric oven, four ring gas hob and built in dishwasher. There are spaces for further appliances, space for a breakfast table and a walk in pantry. This room overlooks and affords access to the rear garden.

The first floor landing has a large built in storage cupboard and with doors lead to the first floor accommodation. The lounge is located at the front and has access to the full width balcony enjoying views over the Harbour and towards the South Downs. The family bathroom is fitted with a white suite with panelled bath, wash hand basin and low level WC. Bedroom three is also located on this level and overlooks the rear garden.

Moving up to the second floor landing, there is a further storage cupboard and access to the loft space. The master bedroom is located at the front and is a good size room with plenty of space for bedroom furniture. The room overlooks the front and enjoys views over the Harbour and towards the South Downs. There is also access to an ensuite shower room. Completing the property is another good size double room overlooking the rear.

Outside there is a landscaped rear garden with patio area with outside lighting, timber shed and tap. To the front there is off road parking and access to a single garage.



Energy Rating C

Council Tax D

moreinfo...



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