



## 16 VERSAILLES WEST QUAY NEWHAVEN

£1,275 PCM

\*OPEN HOUSE - 16th July 2024 between 10am and 2pm - PLEASE REGISTER TO GUARANTEE VIEWING\*

AVAILABLE END JULY UNFURNISHED - This two bedroom, two bathroom third floor apartment has superb views across Newhaven Marina and benefits from an idyllic location and being conveniently located within walking distance of Newhaven's amenities. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units with worktop over, eye level double electric oven, gas hob, built in microwave oven, built in appliances, a stainless steel one and a half bowl sink and drainer, leading into the Living room comprising of carpet, TV points, leading to balcony doors where you step onto a balcony with superb views of Newhaven Harbour. Master bedroom is a double looking out onto the front of the property with views of the Harbour, built in wardrobe and leading to the en-suite shower room comprising of tiled floor shower cubicle, w/c and basin. Bedroom Two is a double and has views of the harbour. Family bathroom with shower over bath, basin and w/c. The property benefits from gas central heating, double glazed windows throughout, close by to the Harbour's amenities, walking distance to Newhaven and Newhaven's Mainline Railway Station. EPC - B. Council Tax Band - D £2,555.83 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



• OPEN HOUSE 9th JULY 2024 REGISTER SO NOT TO MISS OUT • TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT

- \* Purpose built apartment with superb views
- \* Third floor
- \* Two double bedrooms
- \* Integrated appliances
- \* Allocated parking space

### COMMUNAL ENTRANCE

Access to the building via West Quay

### COMMUNAL HALLWAY

Stairs and lift to third floor.

### APARTMENT ENTRANCE

### HALLWAY

Carpet, radiator, entryphone, room thermostat, doors to all rooms:

### OPEN PLAN KITCHEN/LIVING ROOM

### KITCHEN

12'3" x 6'6"

Tiled flooring, wall and base units with work tops over, stainless steel sink drainer and mixer tap, eye level electric oven, built in microwave oven, gas hob, integral appliances, opening to:



### LIVING ROOM

16'10" x 12'1"

Carpet, radiator, TV points, views of Harbour, balcony doors leading to balcony.

### MASTER BEDROOM

12'2" x 9'2"

Carpet, radiator, built in wardrobe, window with views of the Harbour, door leading to:

### EN-SUITE

Tiled flooring, shower cubicle, basin, w/c, and heated towel radiator.

### BEDROOM TWO

13'2" x 9'2"

Carpet, radiator, window with views of the Harbour.

### FAMILY BATHROOM

Tiled flooring, bath with shower attachment, basin, w/c.

### BALCONY

Balcony to front of building with views of the Harbour

### PARKING

One allocated parking space.



- GAS CENTRAL HEATING • SUPERB HARBOUR VIEWS • HARBOUR LOCATION • BALCONY WITH VIEWS • ONE ALLOCATED PARKING SPACE

## COUNCIL TAX BAND

This property is currently rated by Lewes District Council at Band (D) which is approximately £2,555.83 for the period 2024/25 and is excluded from the rent.

## REFERENCES & HOLDING PAYMENT

\* IMPORTANT \*

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

## MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants

that we have prepared these particulars as a general guide.

We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

## MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

- \* Harbour location
- \* Walking distance from Newhaven Town Centre
- \* Close by to the amenities
- \* Views of Newhaven Harbour



• SUITABLE FOR A SINGLE OR PROFESSIONAL COUPLE • EPC - B • COUNCIL TAX - D





**AVAILABLE**

# Charles Cox

## Property Lettings

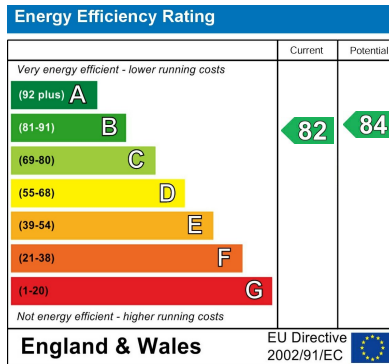
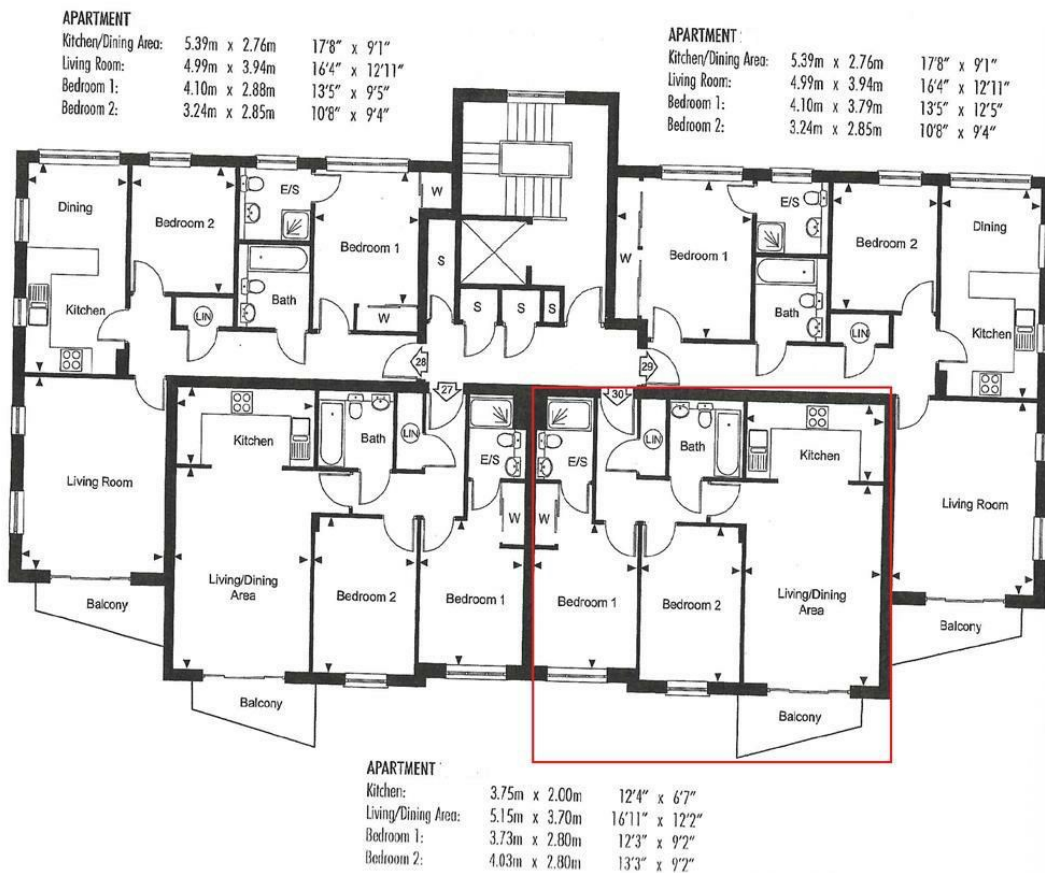
**01323 894400    info@charlescox.co.uk**

### Additional Information

**Local Authority** - Lewes District Council  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** -

## Third Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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