



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

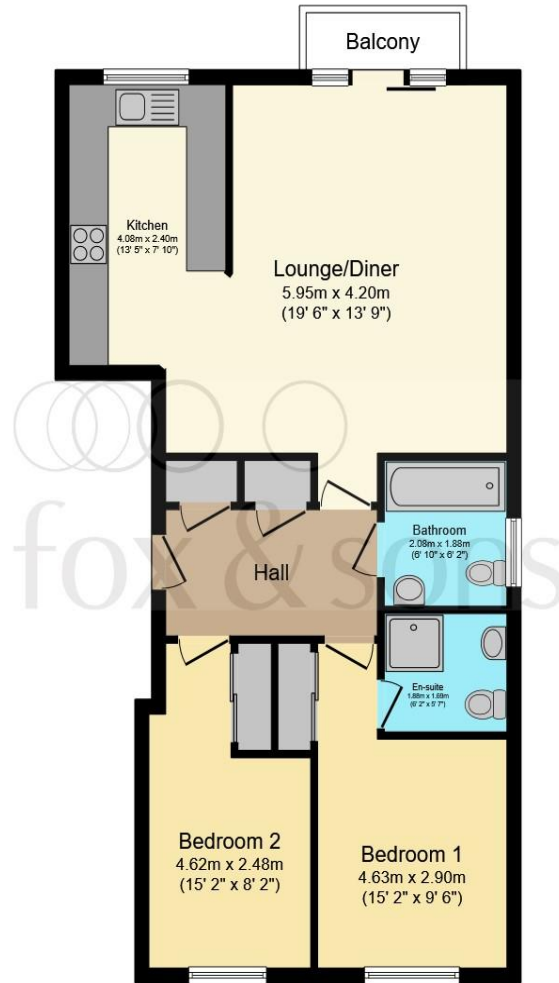
**welcome to**

**Falaise West Quay, Newhaven**

\*\*\* GUIDE PRICE £240,000-£260,000 \*\*\* Offered with no onward chain, Fox & Sons proudly present this stunning two bedroom riverside apartment with large sun terrace & fabulous views across the harbour throughout.







## Entrance Hall

## Bedroom Two

15' 2" x 8' 2" ( 4.62m x 2.49m )

## Bedroom One

15' 2" x 9' 6" ( 4.62m x 2.90m )

## En-Suite Shower Room

6' 2" x 5' 7" ( 1.88m x 1.70m )

## Bathroom

6' 10" x 6' 2" ( 2.08m x 1.88m )

## Lounge/Diner

19' 6" x 13' 9" ( 5.94m x 4.19m )

## Kitchen

13' 5" x 7' 10" ( 4.09m x 2.39m )

## Balcony

Total floor area 72.6 sq.m. (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Falaise West Quay, Newhaven

- No Onward Chain
- Two Double Bedrooms
- Lift Access to all Floors
- En-Suite & Bathroom
- Open Plan Lounge/Diner/Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PEA107469](https://fox-and-sons.co.uk/Property/PEA107469)



Property Ref:  
PEA107469 - 0008

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