



53 Falaise, West Quay, Newhaven

£505,000 Leasehold

Description

A well presented and spacious apartment on the 6th floor of this popular block. The flat enjoys delightful views over the marina out to sea and from the rear towards the South Downs. Accommodation comprises an open plan living/dining room and kitchen with integrated appliances, a master bedroom with spacious en-suite bathroom, a further family bathroom and two more double bedrooms. The flat benefits from a secure parking space and a balcony to 3 sides affording delightful views and a seating area. Sold with the benefit of no upward chain, apartments of this calibre are rarely available and early viewing is recommended.



Opening hours & viewing arrangements

Please contact us to make an appointment to view.
We are open from 9am to 5pm Monday to Friday and Saturday by appointment.

Mortgage Information

We offer an independent mortgage and financial advice service.
Please call Aaron Seymour on 07545 831350 to discuss your requirements.
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE
OR OTHER LOAN SECURED ON IT**

53 Falaise, West Quay, Newhaven, East Sussex, BN9 9GG

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NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.

Accommodation

Lift to 6th Floor, front door opens directly into:

Hall	TV intercom system, airing cupboard. 'Back door' leading to emergency stairs to ground floor.
Open Plan Living Room	Approximately 30'4" maximum x 23'5" maximum (9.25m x 7.14m) Patio doors to 3 sides giving access to the balcony. Delightful views across the marina, out to sea and along the Ouse towards the South Downs. Open plan design to
Kitchen Area	A well appointed kitchen with integrated fridge, freezer, washing machine, dish washer, eye level double oven and microwave. Good range of wall and base units with ample work surfaces over. Inset 1½ bowl sink unit. Concealed gas fired combi boiler for central heating and hot water. Breakfast seating area with further access to balcony.
Bedroom 1	Approximately 14'3" including depth of fitted wardrobes x 10'9" (4.34m x 3.28m) Affording delightful views over the marina, access to balcony.
En-Suite Bathroom	A spacious en-suite with a white suite comprising panelled bath, good size shower cubicle, WC and vanity unit. Part tiled walls.
Bedroom 2	Approximately 10'8" x 9'2" (3.25m x 2.79m) Far reaching views up the river Ouse towards the South Downs. Access to rear balcony.

Bedroom 3	Approximately 8'7" x 8'7" plus door recess (2.62m x 2.62m) Far reaching views towards the South Downs and with patio doors giving access to the rear balcony.
Bathroom	White suite comprising panelled bath, WC and vanity unit. Extractor fan.
Outside	
Balcony	Seating area overlooking Newhaven Marina, balcony continues to all three sides of the apartment.
Basement Level	Access to secure parking with allocated space.
Lease	Freehold owned between the residents
Maintenance	Approximately £4000 PA split into 2 payments
Ground Rent	
Council Tax Band	

