



## 10 Valencay, West Quay, Newhaven

**£250,000 Leasehold**

### Description

A well presented second floor flat in this attractive block on Newhaven marina. The accommodation comprises an open plan living room with sun balcony, and kitchen, a master bedroom with en-suite facilities, a second, double bedroom and a family bathroom. The apartment benefits from gas fired central heating and double glazing. There is also an allocated parking space. Boasting delightful views over the marina, the estuary and of Castle Hill and sold with the benefit of no upward chain, 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

Please visit our website where a mortgage calculator can be found.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

**10 Valencay, West Quay, Newhaven, East Sussex, BN9 9GF**

**Accommodation**

Communal entrance with lift and stairs to Second Floor. Front door opens into;

Entrance Hall	Video entry system, double radiator, useful store cupboard.
Open Plan Living Room & Kitchen	Approximately 23'8" overall x 12'1" maximum (7.21m x 3.68m) With sliding patio door to sun balcony affording delightful views across Newhaven Marina, the harbour and Castle Hill. 2 double radiators.
Kitchen Area	Good range of high gloss white wall and base units with ample wood effect worktop over. Inset single drainer stainless steel sink unit with mixer taps. Fitted stainless steel double oven and grill with fitted microwave above. Inset 4 burner gas hob with extractor unit over. Concealed dishwasher and washing machine, fitted fridge freezer. Wall mounted gas fired combi boiler for central heating and hot water.
Master Bedroom	Approximately 12'3" x 12'1" plus door recess (3.73m x 2.84m) Delightful views across Newhaven marina to the estuary and Castle Hill. Double radiator.
En suite	White suite comprising glazed shower cubicle, WC and wash basin. Extractor fan, heated towel rail
Bedroom 2	Approximately 13'2" x 9'3" (4.01m x 2.82m) Far reaching views as bedroom 1, double radiator.
Bathroom	White suite comprising panelled bath with mixer taps and shower attachment, WC and wash basin. Extractor unit, heated towel rail.
Outside	
Allocated Parking & Bicycle Storage	
Council Tax Band	D
Maintenance	£2123 PA
Ground Rent	£250 PA
Lease	125 years from 2006

**MEA2128**

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.