

**2**  
BED

# Stunning Waterside Apartment

Fort Road, Newhaven, BN9 9DR



**Price £240,000**  
Leasehold - Share Of Freehold

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## inbrief...

Phillip Mann Estate Agents are pleased to offer for sale this truly stunning Two bedroom apartment with views over Newhaven Harbour, Tidemills and the South Downs. The property has been extensively modernised by the current owners which include new windows throughout (2014) and is being sold with NO ONGOING CHAIN.

The flat is entered via its own private door which leads onto the entrance hall which has a large storage cupboard and airing cupboard. You are drawn to the lounge which is a lovely bright room with laminate flooring and a corner storage unit. A window overlooks the front which has a truly stunning view towards Newhaven Harbour and The South Downs. There is access onto a balcony with space for table and chairs.

From the lounge there is an opening onto the kitchen. This well designed room (fitted 2010) has utilised every space going with an excellent range of light fronted wall and base units with soft closing cupboards and drawers. There is a built in electric hob with glass filter hood above, electric over, built in microwave and integrated fridge and freezer. There is a Blanco Sink unit with Brita water filter which is set into modern worksurface. Completing the room are part tiled walls and a window overlooking the front. The master bedroom is a good size, there is space for a double bed and a built in corner wardrobe with storage shelves. A window overlooks the rear and has fitted modern white shutters. A further double bedroom which overlooks the rear has a built in wardrobe.

Completing the property is a modern shower room which was fitted in 2010. The suite comprises of a large walk in shower cubical with thermostatic shower, sink unit and low level WC which are both set into a vanity storage unit. There are fully tiled walls, anti-mist mirror and electric heated towel rail.

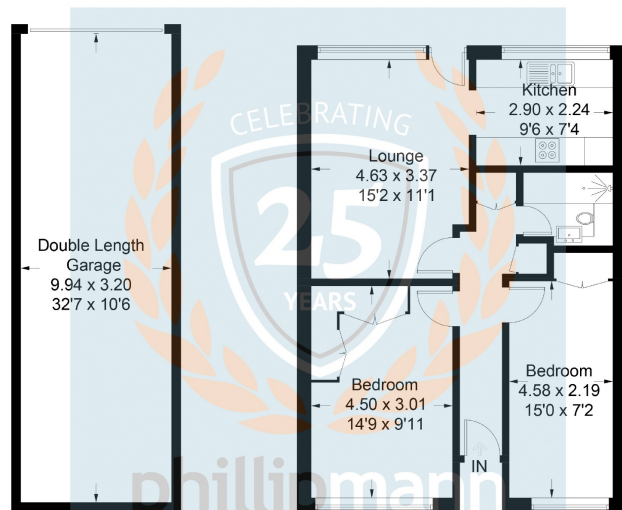
There is a double length garage with power, light and plumbing and space for washing machine.



## theplan...

### 14 Fort Gate, Newhaven, BN9 9DR

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft  
Garage = 31.8 sq m / 342 sq ft  
Total = 90.4 sq m / 973 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Rating Band  
Council Tax Band C

moreinfo...

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