

West Quay, Newhaven, BN9 9DQ

Asking Price £375,000

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Enjoying a waterfront setting on West Quay, this three bedroom townhouse offers accommodation across three floors, a balcony overlooking the River Ouse and off road parking. The current owners have continued to improve the property over the years, including updating the kitchen, creating a welcoming home with flexible living space.

The ground floor opens into a spacious entrance hall. The updated kitchen/breakfast room provides space for everyday dining, with doors opening onto the enclosed rear garden. A separate utility room, downstairs WC and useful storage room complete this level.

On the first floor, a generous dining/study area offers flexibility for entertaining or working from home and connects to the lounge. The lounge opens onto the waterfront balcony, providing an inviting spot to enjoy a morning coffee and watch the activity along the river. The third bedroom is also on this floor.

The top floor accommodates two further double bedrooms. The principal bedroom enjoys river views, while the second overlooks the rear. The family bathroom features a roll top bath and separate walk in shower.

Outside, the enclosed rear garden provides space to sit and enjoy the established planting, while off road parking is provided at the front.

West Quay offers a distinctive maritime setting, with fishing boats, a riverside walkway and the Ouse estuary leading towards the sea. Local places to eat and drink complement the waterfront, while Newhaven's town centre amenities, marina and the open spaces around Newhaven Fort and Castle Hill add to the appeal.

























Living Room
15'4" x 11'0" (4.67m x 3.35m)

Kitchen/Breakfast Room
15'4" x 13'0" (4.67m x 3.96m)

Bedroom One
15'4" x 7'10" (4.67m x 2.39m)

Bedroom Two
15'4" x 7'10" (4.67m x 2.39m)

Bedroom Three
15'4" x 11'10" (4.67m x 3.61m)

Landing/Study
15'4" x 8'8" (4.67m x 2.64m)

Bathroom
8'5" x 7'6" (2.57m x 2.29m)

WC

Utility Room
8'5" x 7'9" (2.57m x 2.36m)

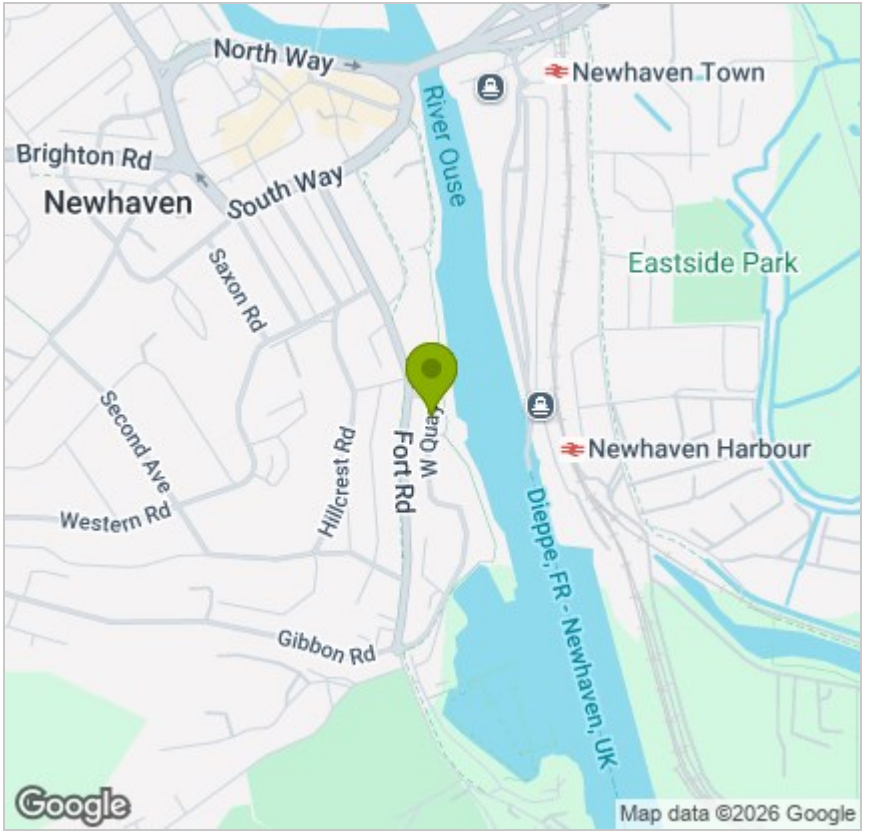
Garage
8'5" x 8'1" (2.57m x 2.46m)

Council Tax Band D - £2,756.17 Per Annum

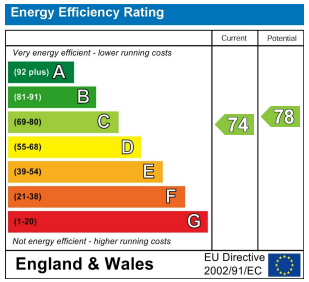
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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