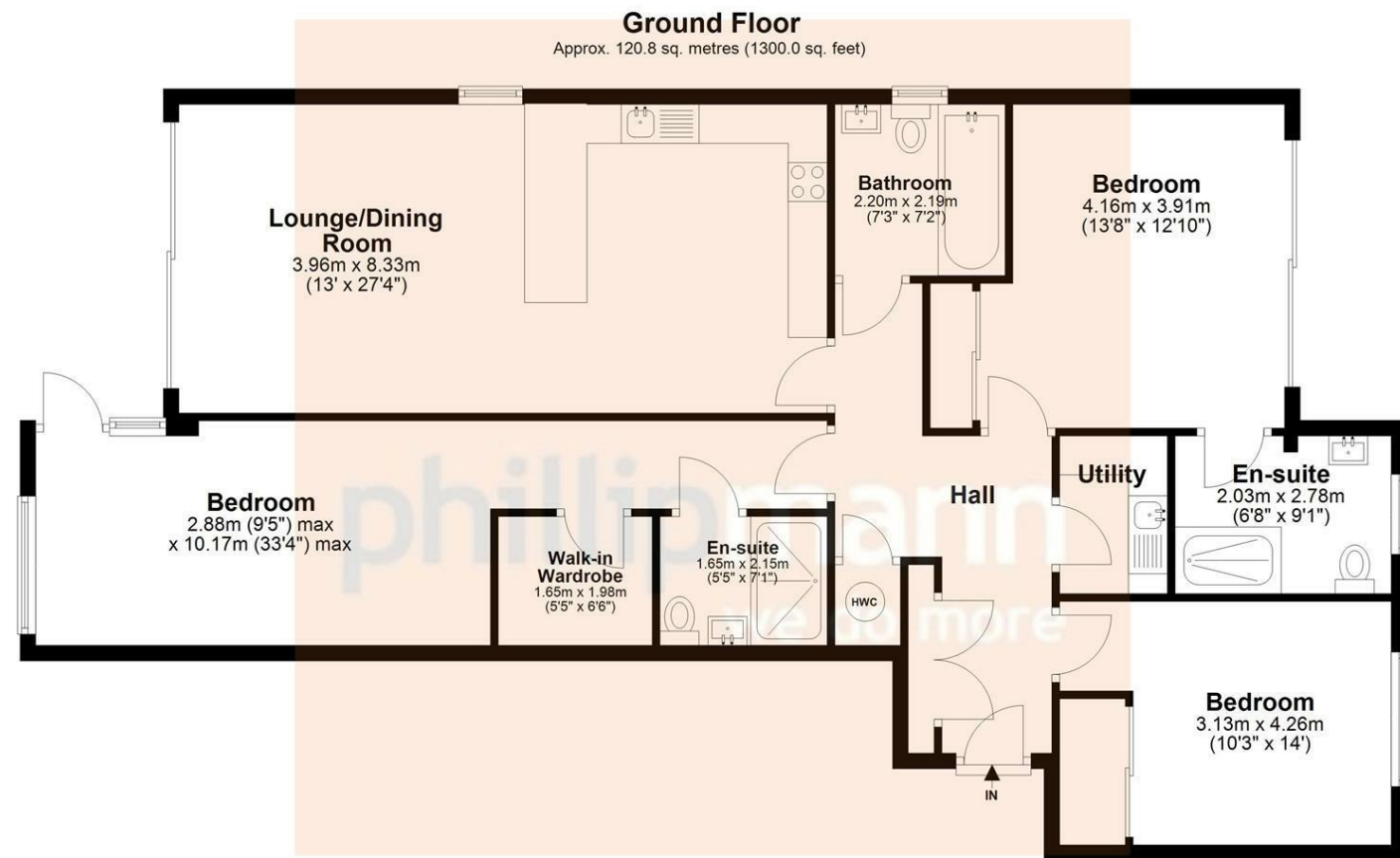


3
BED

Stunning Seafront Apartment Flat 3, Waters Edge, Seaford, BN25 2FE



Total area: approx. 120.8 sq. metres (1300.0 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.

localknowledge...

Located on Seaford seafront with direct access to the Esplanade and beach. Seaford town is within walking distance and offers a wide range of shops, tea rooms and restaurants along with train station having direct links to Gatwick/London Victoria and a regular bus service to Brighton/Eastbourne.

moreinfo...

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inbrief...

A rare opportunity to acquire a three double bedroom apartment, located on the ground floor of this exclusive seafront development 'Waters Edge'. The accommodation comprises open plan kitchen/lounge/dining room, bathroom/WC, 2 x en-suite shower room/WC, covered terrace and private garden, 2 allocated parking spaces and communal gardens.

Style:	Ground Floor Seafront Apartment
Bedrooms:	3 Double bedrooms
Reception rooms:	Open Plan Kitchen/Lounge/Diner
Area:	120.8 SQ M/1300 SQ FT
Outside:	Covered Terrace and Garden
Parking:	2 Allocated Parking Spaces
Energy rating:	B
Council Tax Band:	F

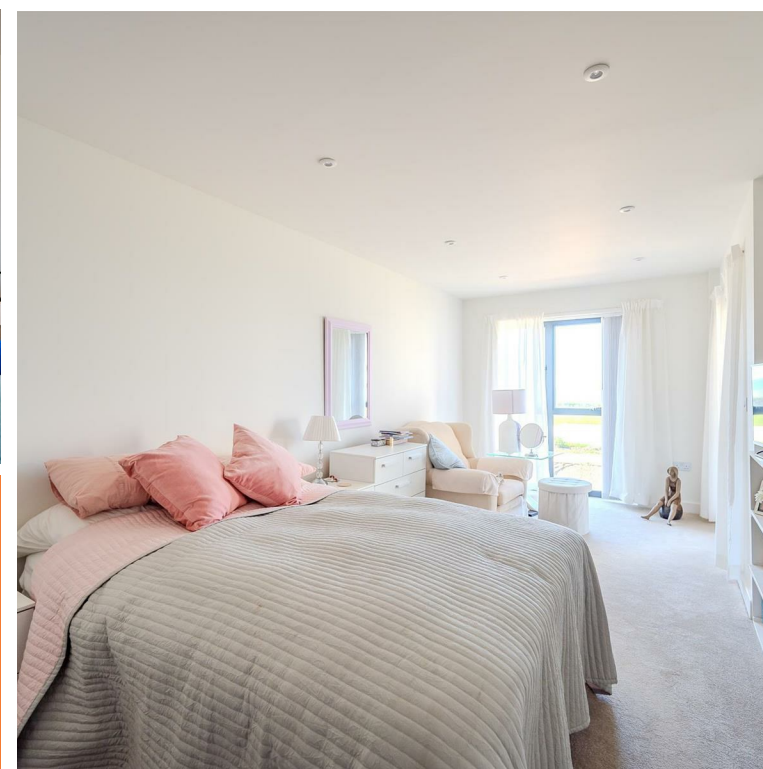
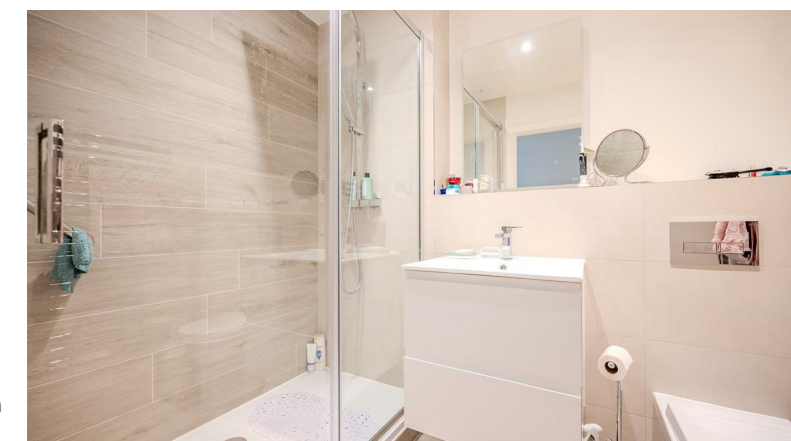
moredetail...

A rare opportunity to acquire a three double bedroom apartment, located on the ground floor of this exclusive seafront development 'Waters Edge' with stunning uninterrupted sea views. Apartment 3 is fitted with a state of the art kitchen featuring oak worktops and high end 'Bosch' integrated appliances. There is the added luxury of a private covered terrace and enclosed garden overlooking marine parade with stunning sea views. 'Waters Edge' offers design and functionality with a passenger lift to all floors, under floor heating and pressurised water system, powered by an air source heat pump, 2 covered allocated parking spaces, and electric car charging bays along with landscaped communal grounds.

The development is accessed from Claremont Road via security coded electric gates with video entry phone. There is additional pedestrian access from Marine Parade, making it just a short stroll onto the beach!

As you enter flat 3 there is a small lobby which leads into the entrance hall, fitted with high quality 'Amtico' flooring which extends throughout. A particular feature is the open plan kitchen/lounge. The kitchen has an extensive range of 'Shaker' style wall and base units, complemented by a breakfast bar with seating. The lounge area has full height windows with direct sea views and access to the covered terrace and garden. Bedroom one also benefits from sea views and direct access onto the rear terrace, walk-in wardrobe and an en-suite shower room, fitted with contemporary style suite.

The guest bedroom has an en-suite shower room and access to an additional rear private terrace. Bedroom three also has a fitted wardrobe. From the entrance hall there is a separate utility room and further bathroom with bath/shower and contemporary suite. The sea facing landscaped communal garden offers extensive grass and paved areas with sympathetic planting and a pergola. Steps down to a private gated exit on to the seafront esplanade and beach.



To book a viewing on this property or for further information please contact the Seaford office on 01323 898666.

