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# A Large Flat with Stunning Sea Views

9 Hardwicke House, Esplanade, Seaford, BN25 1JS

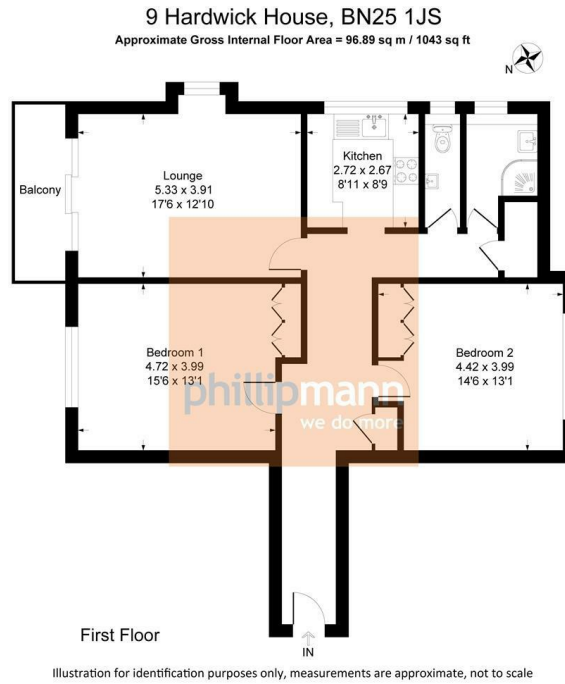


Price £380,000

Share of Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented first floor apartment. Situated on Seaford seafront with stunning, uninterrupted sea views and views towards Newhaven Harbour and Seaford bay.

The property is accessed via a communal entrance with a lift and stairs to the first floor and private door to flat no 9. The living room is a good size room with a double aspect with a window to the side and patio doors to the front onto the private balcony.

The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer unit with mixer taps and cupboards below, a built in electric oven with microwave oven above, plumbing and space for a washing machine, an integrated fridge freezer, electric hob with hood above, part tiled walls and a window to the side with sea views and views towards Newhaven Harbour.

There are two good size bedrooms. The main bedroom is a large double room with a range of built in wardrobes, a radiator and a window to the front with sea views. The second bedroom is located to the rear of the property with views towards Seaford town.

The shower room has been fitted with a white suite comprising an enclosed shower with a thermostatic shower over, a pedestal wash hand basin, a ladder towel rail tiled walls and window to the side.

The cloakroom has been fitted with a close coupled w/c, a wash hand basin set into a vanity unit, tiled walls and a window to the side.

The apartment has allocated underground parking and it's own large secure storage cupboard located in the basement of the block.

Share of Freehold  
 999 Year lease from March 2011  
 Maintenance Charge - Approx. £2890 per annum including Building Insurance and Water Rates



Council Tax Band: C

Energy Rating: C

moreinfo...



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