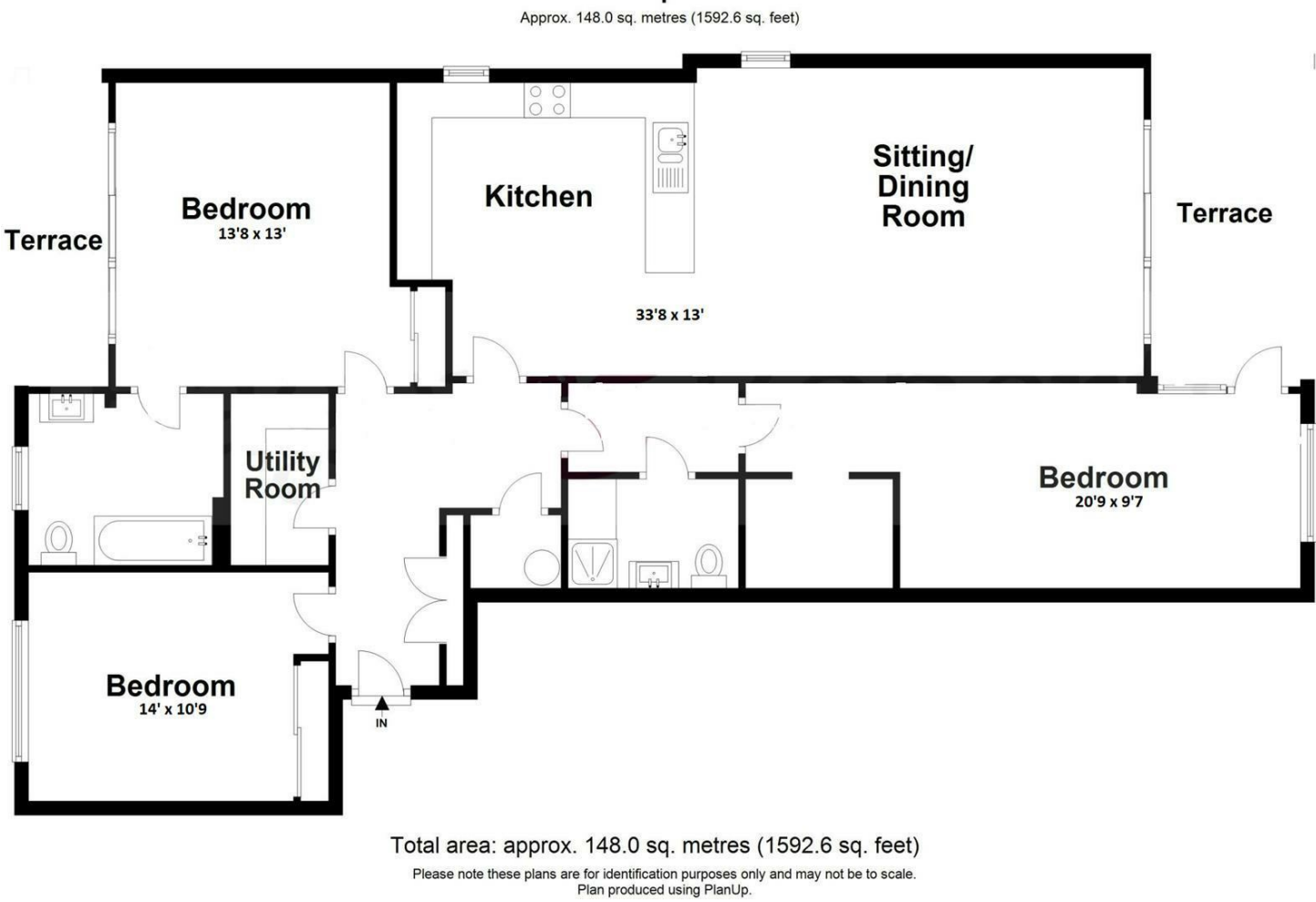




localknowledge...

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...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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3
BED

An Exclusive Seafront Apartment
Flat 1, Waters Edge, Claremont Road, Seaford, BN25 2FE



Price £670,000
Share of Freehold

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inbrief...

An opportunity to purchase 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, utility room, a bathroom and 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:	148 SQ M/1592 SQ FT
Outside:	Covered Terrace and Garden
Parking:	2 Allocated Parking Spaces
Energy rating:	B
Council Tax Band:	F

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning ground floor apartment situated directly on Seaford seafront. The property is in the exclusive 'Waters Edge' development which offers a unique living experience with a secure gated entrance, stunning uninterrupted sea views, open plan living and allocated parking.

The entrance with video phone system leads to a spacious hallway with an airing cupboard and additional storage cupboards. The utility room has been fitted with a range of wall and base units, with spaces for a washing machine and tumble dryer.

The open plan living space is stunning, offering lots of natural light from the large windows and doors to the front.

The living area has a T.V point and overlooks the private garden and has stunning views of the sea.

The kitchen has been fitted with a good range of wall and base units, an inset sink and mixer tap, built in appliances to include a double oven and microwave, hob with hood above, a larger style fridge and freezer, a dishwasher, wine cooler and Quartz working surfaces and upstands.

There are three bedrooms. The main bedroom is a large double room with full height windows to the front and a door to the private garden. There is a walk in wardrobe or dressing room and an en-suite shower room with a large walk in shower, low level w/c, a sink set into a vanity unit, heated ladder towel rail and tiles walls.

The second bedroom is a good size double room located to the rear of the apartment with built in cupboards and full height windows and doors to the rear and a door onto a rear patio seating area. The en-suite bathroom has been fitted with a bath and mixer taps and a shower attachment, low level w/c, a wash hand basin set into a vanity unit, tiled walls and a window to the rear. Bedroom three is a good size double bedroom with built in wardrobes and full height windows to the rear.

Outgoings;

Remainder of a 999 Year Lease.

Service Charge; £1100 per 6 months.



For further information on this stunning seafront apartment please call our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...

This modern flat has been fitted to a very high standard with an upgraded kitchen and appliances. There is direct access to a private garden area and the seafront as well as parking.