



6 MARINE VIEW CLAREMONT ROAD, SEAFORD, BN25 2QA

£799,950

A two bedroom Penthouse apartment forming part of this luxury development. Set back from Marine Parade occupying a waterfront position with spectacular views. Tide Mills is situated nearby, together with Seaford Sailing Club and unspoilt beach just a few paces away. Seaford town centre and railway station are both within one mile distance.

Situated on the second floor, the penthouse provides accommodation in excess of 120 square meters in addition to three large balconies which allow you to take in the magnificent views to Seaford Head in the East, Newhaven Harbour in the West as well as the South facing balcony with unobstructed far reaching sea views. The balconies are surrounded by discreet frameless aluminium and toughed glass balustrade.

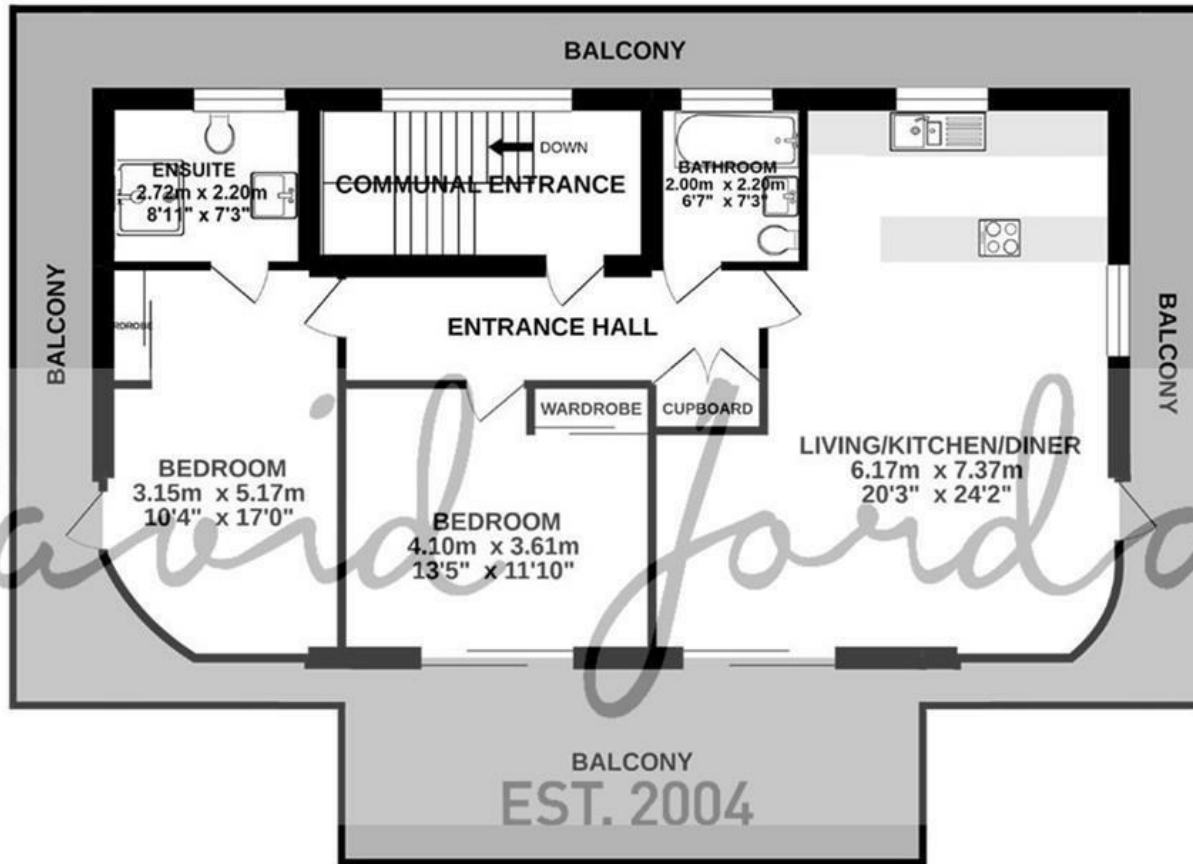
The extremely well-appointed kitchen has Quartz worksurfaces and inset TC induction hob with built in downdraft extractor. Integrated appliances including fridge, freezer, dishwasher, washer dryer, Zanussi hide and slide oven and separate microwave. There is a Porcelanosa bathroom and ensuite having wireless shower controller.

Resident's parking is accessed via Claremont Road with electric gate having video and voice entry.

- PENTHOUSE BUILT TO HIGH SPECIFICATION
- SEAFRONT LOCATION WITH BREATHTAKING VIEWS
- BALCONIES TO SOUTH, EAST AND WEST
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- TWO DOUBLE BEDROOMS
- PORCELANOSA BATHROOM
- EN SUITE SHOWER ROOM
- UNDERFLOOR HEATING

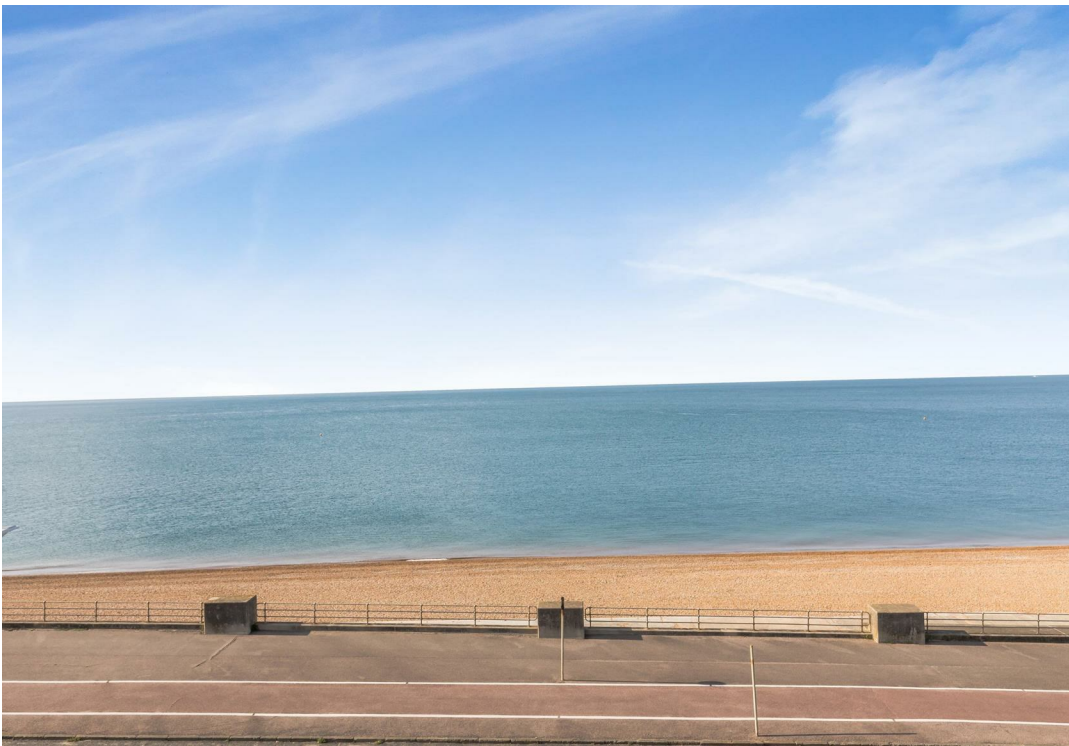


SECOND FLOOR



THE PENTHOUSE, MARINE VIEW, SEAFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: New Build

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004