



16 MARTELLO MEWS, MARTELLO ROAD, SEAFORD, EAST SUSSEX, BN25 1JT

£595,000

An opportunity to acquire this sought after beach front Town House, enjoying uninterrupted sea views from the delightful South West facing sun terrace and main bedroom's balcony.

The property, which is arranged over four floors, is well presented throughout with bright and airy accommodation and ample storage.

The ground floor at the rear has an integrated garage with work space, separate cloakroom and adjoining utility room.

On the first floor is the kitchen/breakfast room and a spacious lounge/diner, with doors opening directly onto a charming patio garden.

There are two double bedrooms and the family bathroom on the second floor.

The main bedroom is on the third floor and has the advantage of an en-suite shower room. Double doors open onto to a full width balcony, from which stunning views towards Seaford Head, the sea and Newhaven Harbour can be enjoyed.

This property is being offered for sale with no onward chain.

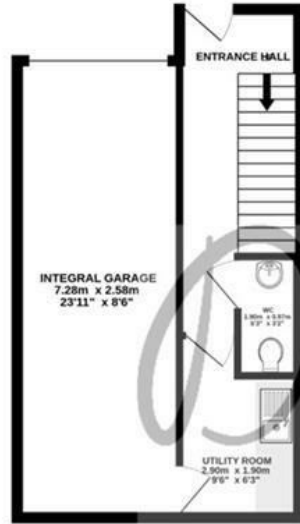
- THREE BEDROOMS
- SEAFRONT TOWNHOUSE
- PANORAMIC SEA VIEWS
- BALCONY AND EN-SUITE TO MASTER BEDROOM
- LESS THAN HALF A MILE FROM SEAFORD TOWN CENTRE
- FAMILY BATHROOM
- UTILITY ROOM
- SUN TERRACE
- TANDEM GARAGE PLUS OFF ROAD PARKING
- NO ONWARD CHAIN



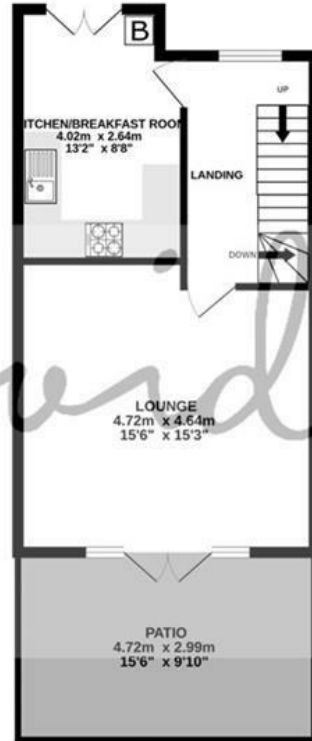




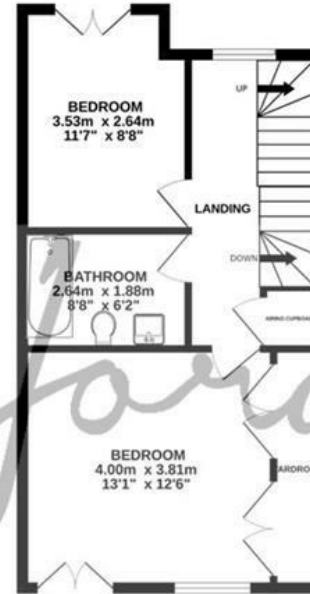
GROUND FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



2ND FLOOR  
41.8 sq.m. (449 sq.ft.) approx.



3RD FLOOR  
29.7 sq.m. (319 sq.ft.) approx.



EST. 2004

16 MARTELLO MEWS SEAFORD

TOTAL FLOOR AREA : 144.6 sq.m. (1557 sq.ft.) approx.

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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## Ground Floor

### ENTRANCE HALL

Radiator. Under stairs storage. Stairs to first floor.

### CLOAKROOM

W.C. Wash basin. Radiator. Extractor fan. Part tiled walls.

### UTILITY ROOM

Sink and drainer unit. Cupboards and drawers. Radiator. Space for washing machine and tumble dryer.

### TANDEM GARAGE

Power and light. Up-and-over door.

## First Floor

### LANDING

Window to rear. Stairs to second floor.

### KITCHEN

Range of base and wall units. One and a half sink and drainer. Fitted Neff cooker, gas hob with cooker hood. Integrated Neff dishwasher. Space for fridge freezer. Part tiled walls. Juliet balcony to rear. Wall-mounted gas boiler. Radiator.

### LOUNGE DINER

Radiator. Double doors to:-

### FRONT PAVED TERRACE

Enclosed by brick wall and with gate to the Esplanade.

## Second Floor

### LANDING

Window to rear. Airing cupboard housing water tank. Stairs to third floor.

### BEDROOM TWO

Two built-in cupboards. Large window with expansive sea views. Double doors with Juliet balcony to front. Radiator.

### BEDROOM THREE

Juliet balcony to rear. Radiator.

### FAMILY BATHROOM

Panelled bath with shower above. W.C. Wash basin. Storage cupboards. Vanity unit. Radiator. Part tiled walls. Extractor fan. Shaving point.

## Third Floor

### BEDROOM ONE

Three built-in cupboards. Built-in wardrobes. Double doors out to the balcony. Large window affording expansive sea views. Radiator.

### EN SUITE

Large jacuzzi bath with shower above. W.C. Wash basin. Vanity unit. Part tiled walls. Heated towel rail. Velux window. Extractor fan.

## Disclaimer

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.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

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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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004