



1 ESPLANADE MEWS, SEAFORD, BN25 1JN

£525,000



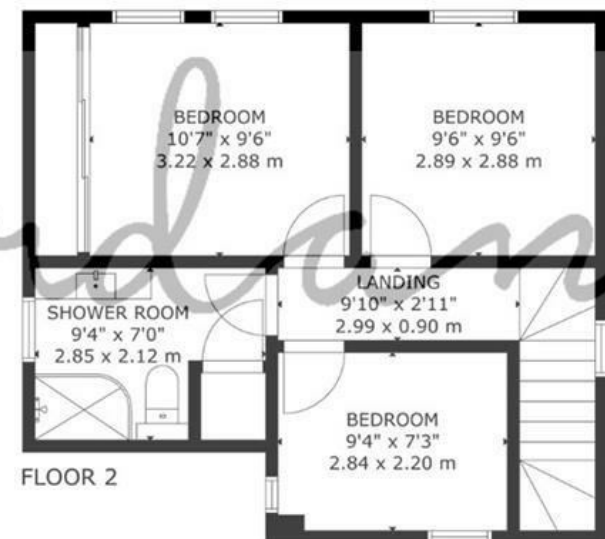
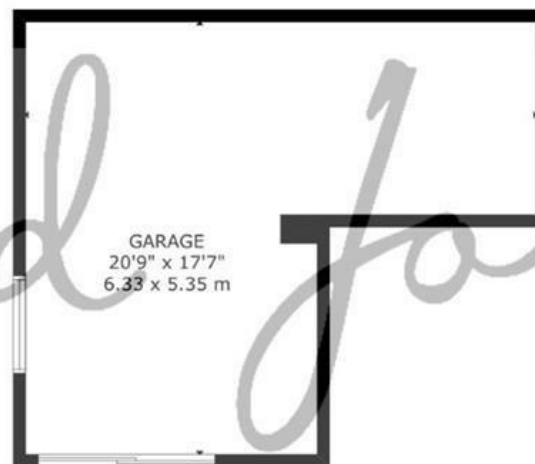
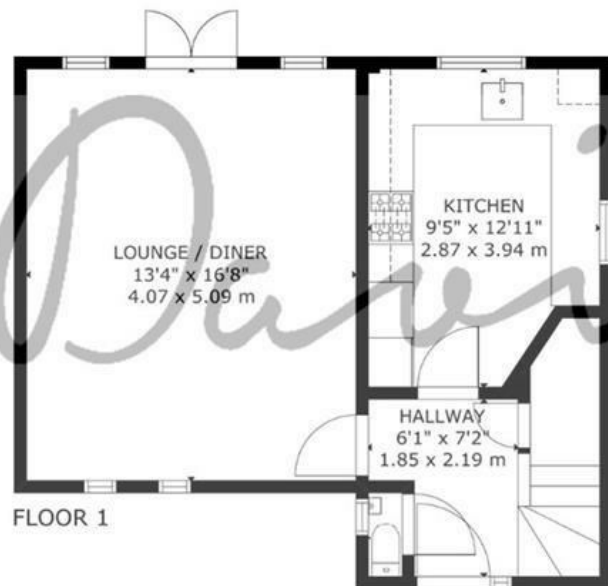
This three bedroom detached house is conveniently located just off the esplanade and enjoys direct sea views from multiple rooms and the rear patio garden. Seaford town centre lies within 1/2 mile and offers a range of shops, restaurants, parks, a library, railway station and bus routes between Brighton and Eastbourne. Delightful walks over the seven sisters and to the Cuckmere Valley can also be enjoyed.

Accessed via exterior steps, the living accommodation is located on the first floor, with a modern kitchen installed in 2023, cloakroom, and dual aspect sitting/dining room with access out onto the rear patio garden. On the second floor are three bedrooms and a modern shower room installed in 2022.

The ground floor has a covered parking space which leads to the former garage which is now used as a useful workshop/storage room with double glazed window and patio door. Outside space comprises of a rear patio which enjoys sea views and is perfect for alfresco dining! And a side patio which enjoys a degree of seclusion.

- THREE BEDROOM DETACHED HOUSE
- DIRECT SEA VIEWS
- KITCHEN INSTALLED 2023
- SHOWER ROOM INSTALLED 2022
- UPVC DOUBLE GLAZING INSTALLED 2021
- SECLUDED SIDE PATIO AND REAR PATIO WITH SEA VIEWS
- WORKSHOP (FORMER GARAGE)
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- LOCATED WITHIN A FEW HUNDRED YARDS OF THE BEACH & PROMENADE
- LOCATED WITHIN HALF A MILE OF SEAFORD TOWN CENTRE, SEAFORD HEAD AND RAILWAY STATION





EST. 2004

GROSS INTERNAL AREA  
TOTAL: 79 m<sup>2</sup>/857 sq.ft  
FLOOR 1: 39 m<sup>2</sup>/425 sq.ft, FLOOR 2: 40 m<sup>2</sup>/432 sq.ft  
EXCLUDED AREAS: GARAGE/ANNEX: 26 m<sup>2</sup>/278 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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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*David Jordan*

EST. 2004