



**Pelham Place Pelham Road, Seaford BN25 1ES**

***welcome to***

## **Pelham Place Pelham Road, Seaford**

Experience modern coastal living at its finest in this stunning new build three-bedroom flat. Designed with style, comfort, and convenience in mind, this property offers the perfect blend of contemporary elegance and seaside charm.

As you enter, you'll be greeted by a spacious and bright open-plan living space that seamlessly combines the kitchen, dining, and lounge areas as well as a separate utility, with breathtaking sea views, allowing natural light to flood the room and creating a truly inviting and relaxing atmosphere. The modern kitchen is beautifully appointed with sleek cabinetry, and ample counter-top space, making it a dream for cooking and entertaining alike.

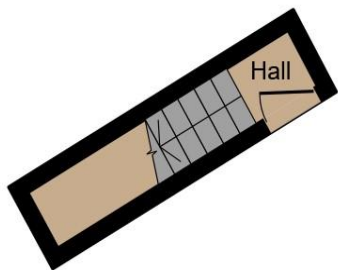
The property features three generously sized bedrooms, both designed to provide a tranquil retreat at the end of the day. With neutral decor and plenty of space for storage, these rooms are ready to be styled to your personal taste.

The large, modern bathroom is a standout feature, boasting high-quality fittings, spacious layout and clean, contemporary design. This apartment also benefits from a separate shower room, with also a contemporary design.

Conveniently ready to move in now, this property is perfect for those seeking a hassle-free transition to a new home. Whether you're looking for a full-time residence or a stylish coastal retreat, this flat ticks every box.







**Ground Floor**

**First Floor**

### Entrance Hall

### Kitchen / Living / Dining Room

20' 6" x 19' 3" ( 6.25m x 5.87m )

### Bedroom One

16' 11" x 14' 5" ( 5.16m x 4.39m )

### Bedroom Two

12' 11" x 7' 7" ( 3.94m x 2.31m )

### Bedroom Three

12' 8" x 11' 4" ( 3.86m x 3.45m )

### Bathroom

### Shower Room

Total floor area 102.0 m<sup>2</sup> (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Pelham Place Pelham Road, Seaford

- BRAND NEW APARTMENT
- THREE BEDROOM APARTMENT
- READY TO MOVE INTO NOW
- MODERN HIGH SPECIFICATION FINISH THROUGHOUT
- CLOSE PROXIMITY TO SEAFORD TRAIN STATION  
WITH LINK TO LEWES, BRIGHTON AND BEYOND

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEA108785 - 0002

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