



3 Marine Parade, Seaford, BN25 2PL

3 Marine Parade Seaford BN25 2PL

£495,000

A stunning light and bright beach front house with unrivalled direct sea views. This property is perfect for those looking to enjoy the coastal lifestyle while being close to the popular Seaford town centre and mainline railway station.

The property has been improved by the current owners with internal accommodation comprising; entrance hall, access to the store room which offers scope to develop into a further room/ annexe subject to necessary consents, bedroom three and ensuite shower room. Stairs lead up to the impressive and light open plan kitchen, living and dining area, previously two separate rooms this has been opened up to showcase the incredible views onto Seaford Beachfront and the sea. The kitchen area has matching wall and base cupboards, work surface which extends to a useful breakfast bar, integrated appliances. The rear over looks part of the Salts recreational ground. The living area boasts patio doors which lead onto the conservatory which has Bi-folding doors which further leads to private deck again enjoying the direct sea views. The stairs lead up to the second floor landing where there are two double bedrooms and a modern bathroom. The master suite over looks the sea, whilst the modern bathroom has been improved by the owners to include a 'P' shape bath, low level wc, wash hand basin and skylight.

Outside to the front there is off road parking. The rear area offers a private decked seating area with dwarf wall.

An enviable location, Marine Parade is situated on the seafront, close to local amenities. Seaford town centre offers a wide range of shopping facilities including restaurants, cafes, recreational facilities, a railway station with services to Brighton /Lewes /Gatwick /London Victoria, bus services to Eastbourne/Brighton, as well as beach and promenade, are all within a few hundred yards.



- Seafront House
- Stunning Views
- Well Presented
- Opposite Seafront
- Three Bedrooms
- Three Storey House
- Parking Space
- Views Over Salts Recreation Ground



Entrance Hall

Store 5.36m x 2.13m (17'7" x 7")

Bedroom 2.26m x 2.24m (7'5" x 7'4")

En-Suite

First Floor Landing

Open Plan Living/Kitchen 9.14m x 3.53m (30" x 11'7")

Conservatory 3.40m x 1.27m (11'2" x 4'2")

Second Floor Landing

Bedroom 3.56m x 2.87m (11'8" x 9'5")

Bedroom 3.56m x 2.84m (11'8" x 9'4")

Bathroom

EPC: D

Council Tax Band: C

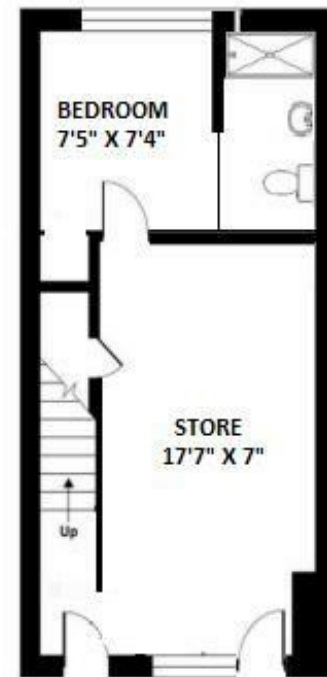




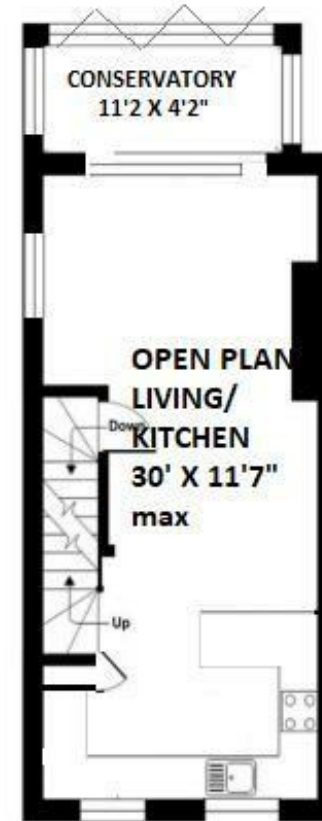
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Approximate Area = 1323 sq ft / 122.9 sq m

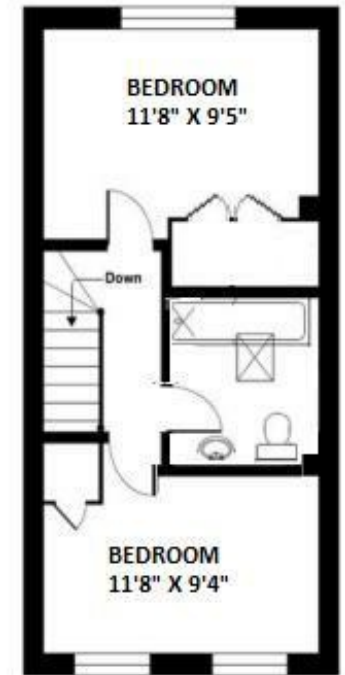
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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