



DAVID
BURR

Seafeld Road
Harwich, Essex

Seaview House, 10 Seafeld Road, Harwich, CO12 4EH

A beautifully presented detached Edwardian residence occupying an exceptional position overlooking Dovercourt Bay, Seaview House commands outstanding coastal views and combines period character with contemporary styling. Carefully improved throughout, the property retains a wealth of original features while offering versatile accommodation suited to modern living.

A low-level gate opens onto an attractively landscaped frontage with established planting, leading to a UPVC-clad security door and welcoming entrance hall. The hall retains an original pine staircase, understairs and fitted storage. The elegant sitting room features leaded-light casement windows, parquet flooring and a striking corner fireplace with multi-fuel stove, creating a warm and characterful reception space.

The impressive open-plan kitchen/breakfast room forms the heart of the home, fitted with Shaker-style units beneath oak work surfaces and incorporating a two-door Smeg range cooker with six-ring gas hob, plate warmer and extraction canopy. LED spotlighting and generous preparation space make it ideal for everyday living and entertaining. The kitchen flows into an outstanding garden room, filled with natural light and overlooking the rear gardens. Tiled flooring, air conditioning and triple-glazed bi-folding doors provide a superb connection with the terrace and garden. A ground-floor shower room and boiler store are conveniently positioned nearby.

A separate dining room completes the ground floor, with side windows, tiled flooring and fitted storage.

Four generous bedrooms are arranged across the first and second floors. Three occupy the first floor, with several enjoying views towards neighbouring Edwardian homes, and are served by a recently refitted contemporary shower room. The second floor provides an impressive double bedroom opening into a dual-aspect office with Velux roof windows enjoying sea views, offering excellent flexibility for home working or additional reception space.

- **Detached Edwardian residence in an exceptional Harwich seafront position**
- **Beautifully presented following a comprehensive improvement programme**
- **Wealth of original period features with contemporary styling**
- **Characterful sitting room with parquet flooring and multi-fuel stove**
- **Open-plan Shaker-style kitchen/breakfast room with oak work surfaces**
- **Superb garden room with air conditioning and triple-glazed bi-folding doors**
- **Landscaped private rear gardens with established planting and central lawn**
- **Prime coastal lifestyle close to the seafront, amenities, historic town centre and outdoor pursuits**
- **Transport connections to Manningtree with fast train services to London**



The beautifully landscaped rear gardens with views to the sea features established borders, mature planting and a central lawn, creating a colourful and private setting. The terrace provides an ideal area for outdoor dining and entertaining.

The detached garden annexe, complete with kitchenette and mezzanine, provides potential ancillary space for guests, home working or hobbies, while an adjoining garden store adds further practicality.

The position is a defining feature, with far-reaching coastal views and immediate access to the atmosphere and character of this historic maritime town. The changing coastal landscape provides a memorable backdrop to everyday life, while the waterfront setting offers excellent opportunities for walking, sailing and enjoying the outdoors.

Harwich provides a range of shops, cafés, restaurants, schools and recreational facilities, alongside its distinctive historic architecture and waterfront. Transport connections also provide convenient access to neighbouring coastal communities and the wider Essex and Suffolk area.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating and hot water & Solar panels on feed in tariff. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C

WHAT3WORDS: votes.shins.dispensed

LOCAL AUTHORITY: Tendring District Council . **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

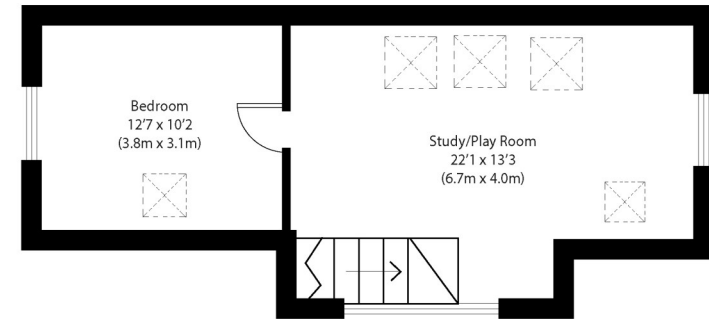
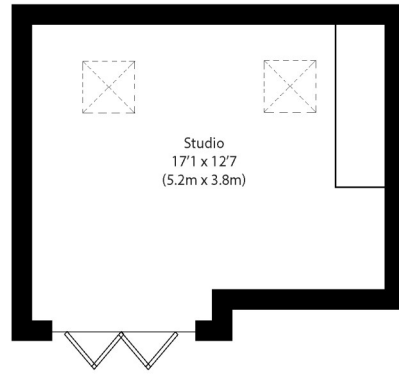
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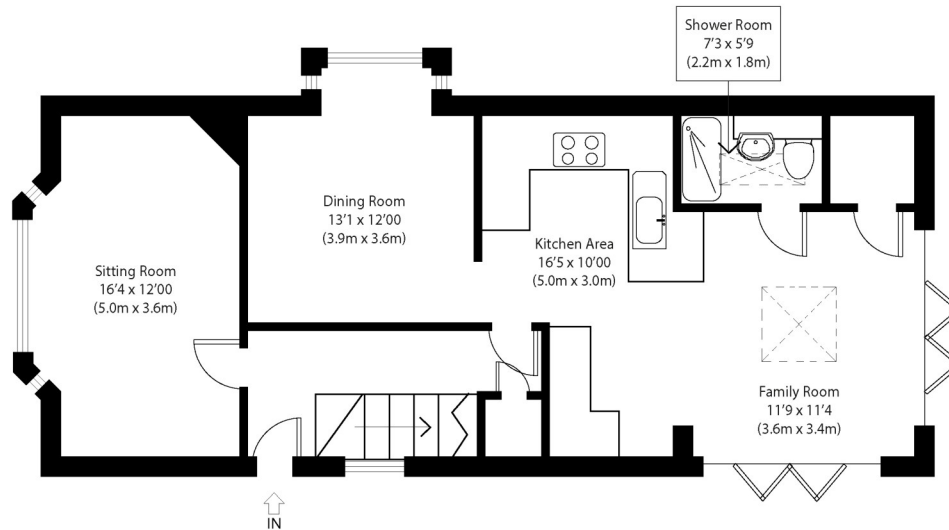
Approximate Gross Internal Area
Main House 1725 sq ft (160 sq m)
Outbuilding 200 sq ft (19 sq m)
Total 1925 sq ft (179 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photostagegroup.co.uk

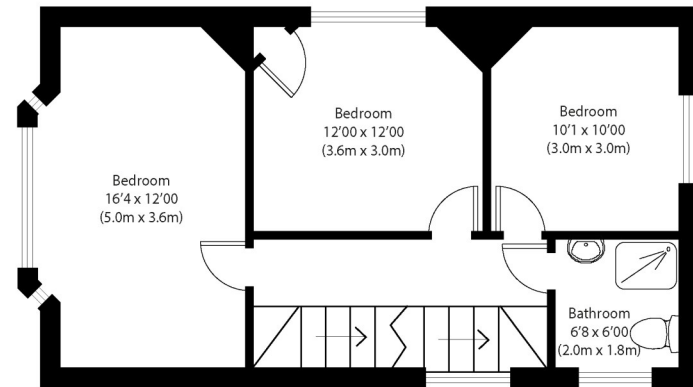
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Second Floor



Ground Floor



First Floor

