



Flat 15, Hardwicke House Esplanade, Seaford, BN25 1JS

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**Offers In Excess Of
£350,000**

An impressive and rarely available spacious sea & Newhaven Harbour facing second floor apartment further benefitting from modern interior, two double bedrooms, stunning sea views, secure garage parking, balcony and share of freehold.

A highly sought after, light and bright two double bedroom apartment with commanding views over Seaford Bay and towards Newhaven harbour. The dual aspect living/dining room offers a stunning vista over the sea, gives access onto the balcony.

The kitchen/breakfast room has views to the side aspect towards Newhaven harbour. A fitted kitchen with matching wall and base cupboards, work surfaces, space and plumbing for appliances .

The master bedroom further boasts sea views. Bedroom two and a modern shower room

completes the internal accommodation. Further benefits include a share of the freehold, secure entry phone system, allocated garage parking, secure basement storeroom, lift, uPVC double glazing and gas fired central heating.

Hardwicke House is one of Seaford's most popular purpose built blocks, ideally located along Seaford's uncommercialised seafront and beach, the property is also conveniently located for the town centre amenities. Seaford itself is surrounded by the South Downs National Park and benefits from an array of leisure activities including two golf courses and a sailing club. A railway station with links to London Victoria, numerous independent shops, restaurants, cafes and bars service the town itself. The A259 coastal road provides access to Eastbourne and the city of Brighton.









Communal Entrance

Entrance Hall

Kitchen

9'14" x 8'9" (2.74m x 2.67m)

Living Room

17'6" x 12'10" (5.33m x 3.91m)

Balcony

Bedroom One

17'8" x 13'1" (5.38m x 3.99m)

Bedroom Two

14'5" x 13'1" (4.39m x 3.99m)

Bathroom

9'1" x 8'8" (2.77m x 2.64m)

Allocated Garage Parking Space

Lease Information:

Share of Freehold

Lease Length: 999 Years from 2011

Maintenance: £3761.78 per annum

EPC: C

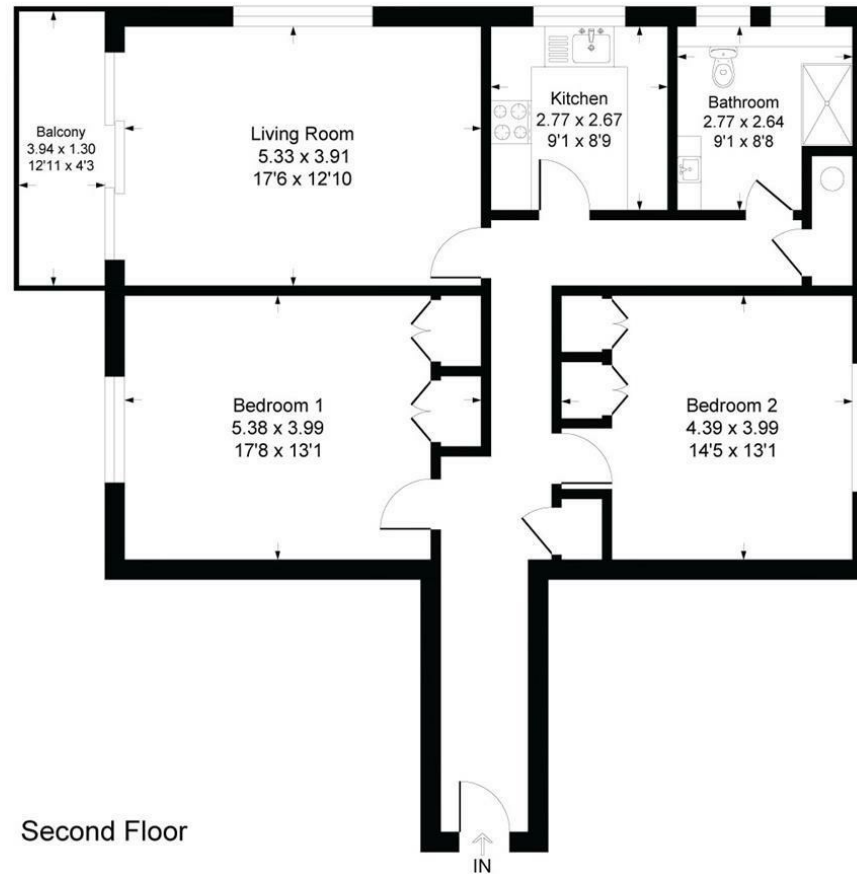
Council Tax Band: C





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Approximate Gross Internal Floor Area = 93.99 sq m / 1012 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrings Estate Agents

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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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