



**22 Hardwicke House Esplanade, Seaford, BN25 1JS**

ROWLAND  
GORRINGE

# 22 Hardwicke House Esplanade Seaford BN25 1JS

## £130,000

A rarely available spacious studio flat on the forth floor further benefitting from stunning views, share of freehold, balcony and no ongoing chain.

A studio flat which is in need of modernisation with views and balcony. The living/bedroom is a good size with door leading to the balcony. The kitchen is fitted, again with views over the rear. A bathroom completes the accommodation. Further benefits include a share of the freehold, secure entry phone system, lift, uPVC double glazing and electric heaters.

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.



- Views over Seaford Town
- Close to Seafront
- Share of Freehold
- Scope to Modernise
- Sought After Block
- Views to Seaford Head
- Close to Town Centre
- Lift to all Floors
- Spacious Studio
- No Ongoing Chain



Communal Lift

Entrance Hall

Living Room/Bedroom 4.98m x 3.91m (16'4" x 12'10")

Kitchen 2.26m x 2.06m (7'5" x 6'9")

Bathroom 2.26m x 1.70m (7'5" x 5'7")

Roof Terrace

Storage

Lease Information - Share Of Freehold

Lease Length: 950+ Years Remaining

Service Charge- Approx £2000

EPC: D

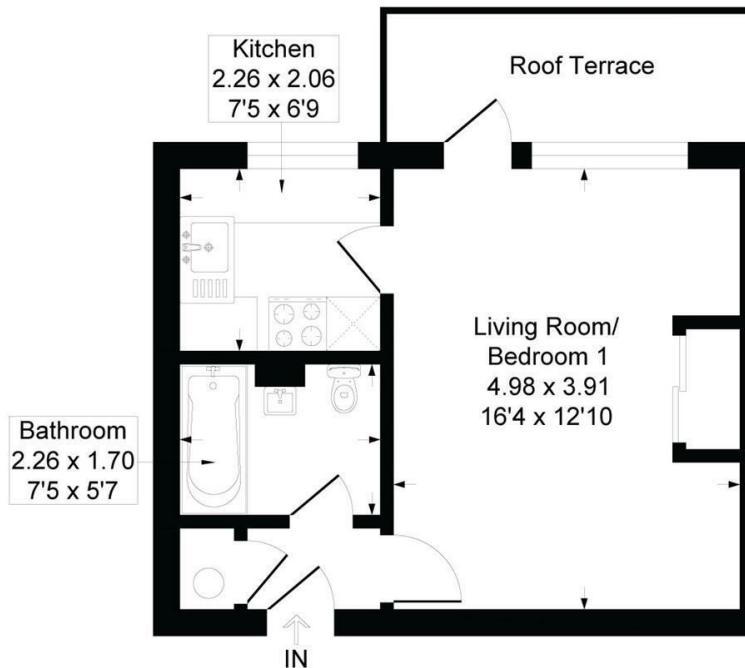
Council Tax Band: A





## 22 Hardwicke House, BN25 1JS

Approximate Gross Internal Floor Area = 31.48 sq m / 339 sq ft



### Fourth Floor

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

#### Rowland Gorringe 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.

