







# 3 Bed Seafront House

# located in Esplanade Mews

SEAFORD PROPERTIES

# 3 Esplanade Mews
# Seaford
# BN25 1JN

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## Asking Price £450,000

A STUNNING SEAFRONT RESIDENCE WITH SUNRISE TO SUNSET SEA VIEWS
An impressive three double bedroom town house occupying a superb position directly on Seaford's beautiful seafront, enjoying uninterrupted views across the beach and English Channel.
Arranged over four levels, this spacious and versatile home features a generous living/dining room opening directly onto a private sun terrace, a principal bedroom with its own sea-facing balcony and newly fitted en-suite shower room, kitchen/breakfast room, family bathroom, utility room and large integral garage with covered car-port.
Further improvements include a new boiler with pressurised water system and replacement double glazed windows.
Perfectly positioned for the beach, Seaford Head and the South Downs National Park, while Seaford town centre and railway station are also within easy walking distance.
A rare opportunity to enjoy town, coast and countryside from an exceptional seafront location.

Seaford Properties are delighted to offer for sale this impressive three double bedroom town house, occupying an enviable position directly on Seaford's beautiful and unspoilt seafront.

Enjoying wonderful uninterrupted views across the beach and English Channel, the property provides spacious and versatile accommodation arranged over four levels, with both the principal living space and main bedroom taking full advantage of this exceptional coastal setting.

The location offers the best of Sussex living, with the beach quite literally on the doorstep and Seaford Head, the Seven Sisters, Cuckmere Valley and South Downs National Park all within easy reach. Seaford town centre, with its range of shops, cafés and restaurants, is only a short walk away, together with the railway station providing connections towards Lewes, Brighton, Eastbourne, Gatwick and London.

The property has benefited from a number of improvements, including a new boiler with pressurised water system, replacement double glazed windows to the front elevation and a recently fitted en-suite shower room.
Entering on the lower ground floor, the welcoming entrance hall provides useful under-stairs storage area and access to a cloakroom/WC and separate utility room, with space and plumbing for laundry appliances. An internal door leads directly into the substantial integral garage, which provides parking and storage space together with multiple power points. There is also the benefit of a covered car-port.

Stairs rise to the principal living level where the spacious living room provides an impressive setting for both relaxing and entertaining. French doors open directly onto the private sun terrace, creating a wonderful extension of the living accommodation and providing far-reaching views across the beach, seafront and towards Seaford Head. It is an ideal position from which to enjoy the changing coastal scenery from sunrise through to sunset.
Also on this level is the kitchen, fitted with a range of wall and base units and providing ample worktop and storage space. Appliances and facilities include an eye-level oven with grill, four-ring gas hob and spaces for a dishwasher and space for a full-height fridge/freezer. The recently installed boiler is also located here.

Continuing upstairs, bedroom two is a particularly generous double bedroom benefiting from built-in wardrobes and French doors opening onto a Juliet balcony. The room enjoys direct sea views and provides ample space for additional bedroom furniture. Bedroom three is another double bedroom and offers flexibility for use as a guest bedroom, children's bedroom or substantial home office. The family bathroom is finished with tiled walls and comprises a bath with mixer shower attachment, WC and wash basin with vanity storage.
Occupying the top floor is the impressive principal bedroom – a superb private retreat with extensive built-in storage and wardrobes. Doors open onto a private sea-facing balcony enjoying stunning uninterrupted views across Seaford beach, the English Channel and towards Seaford Head.

The principal bedroom is complemented by a recently refitted en-suite shower room, stylishly appointed with a large walk-in shower, WC, wash basin with vanity storage, illuminated medicine cabinet, heated towel rail and extractor fan. Further storage is provided by a large roof space which is partly boarded.

One of the defining features of this home is undoubtedly its outside space. The private sea-facing terrace adjoining the living room and the balcony from the principal bedroom provide two wonderful vantage points from which to enjoy the coastal setting, whether watching the sunrise over the Channel, relaxing in the sunshine or simply enjoying the ever-changing sea views.
With three double bedrooms, generous living accommodation, excellent storage, a large integral garage and car-port, together with direct sea views and an outstanding location close to both Seaford town centre and the South Downs National Park, this is a superb opportunity to acquire a distinctive home on Seaford's sought-after seafront.

Viewing is highly recommended to fully appreciate the accommodation, views and exceptional location. There is a annual maintenance charge of £250 per annum.
Council Tax Band: E

Disclaimer
• Money Laundering Regulations 2017
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been







accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

• Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

• Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.



















# 3 Esplanade Mews,  Seaford,  BN25 1JN



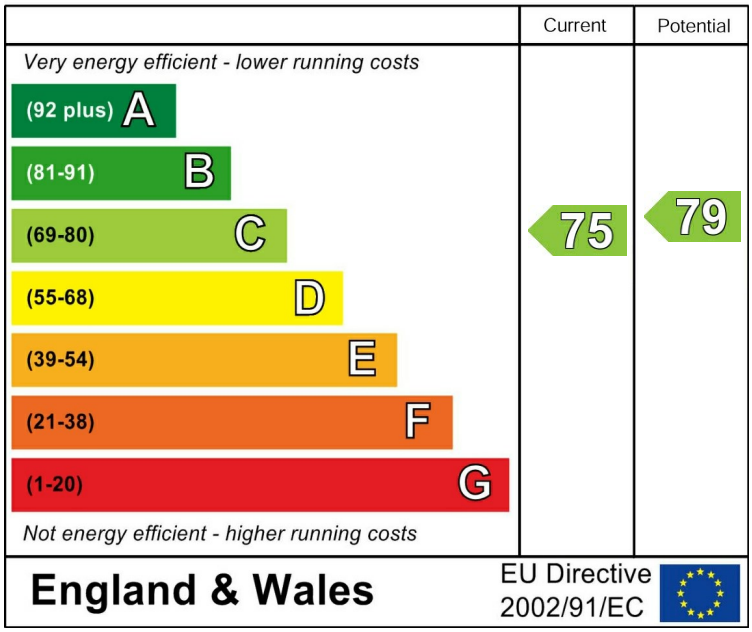
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Approximate Gross Internal Floor Area = 124.9 sq m / 1345 sq ft
Garage Area = 18.6 sq m / 201 sq ft
Total Area = 143.5 sq m / 1546 sq ft




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

## Energy Efficiency Rating





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