



Flat 7, Hardwicke House Esplanade, Seaford, East Sussex, BN25 1JS

ROWLAND
GORRINGE

**Flat 7, Hardwicke House
Esplanade, Seaford,
East Sussex, BN25 1JS**

£360,000

An impressive and rarely available spacious sea facing first floor apartment further benefitting from two double bedrooms, stunning sea views, secure parking, balcony and share of freehold.

A highly sought after, light and bright two double bedroom apartment with commanding views over Seaford Bay. 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. A fitted kitchen with matching wall and base cupboards, work surfaces, breakfast bar, space and plumbing for appliances and access to the living room.

The master bedroom further boasts sea views. Bedroom two and shower room completes the internal accommodation. Further benefits include a share of the freehold, secure entry phone

system, allocated parking, 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

17'9" x 8'7" (5.41m x 2.62m)

Living Room

18'6" x 12'10" (5.64m x 3.91m)

Balcony

Bedroom One

15'5" x 13'1" (4.70m x 3.99m)

Bedroom Two

14'3" x 13'1" (4.34m x 3.99m)

Shower Room

12'4" x 5'7" (3.76m x 1.70m)

Separate W/C

2'10" x 9'5" (0.86m x 2.87m)

Lease -

Share Of Freehold

Lease Length remaining - 900+ Years

Maintenance - £3500P/A

EPC: C

Council Tax Band: C





7 Hardwicke House, BN25 1JS

Approximate Gross Internal Floor Area = 95.97 sq m / 1033 sq ft

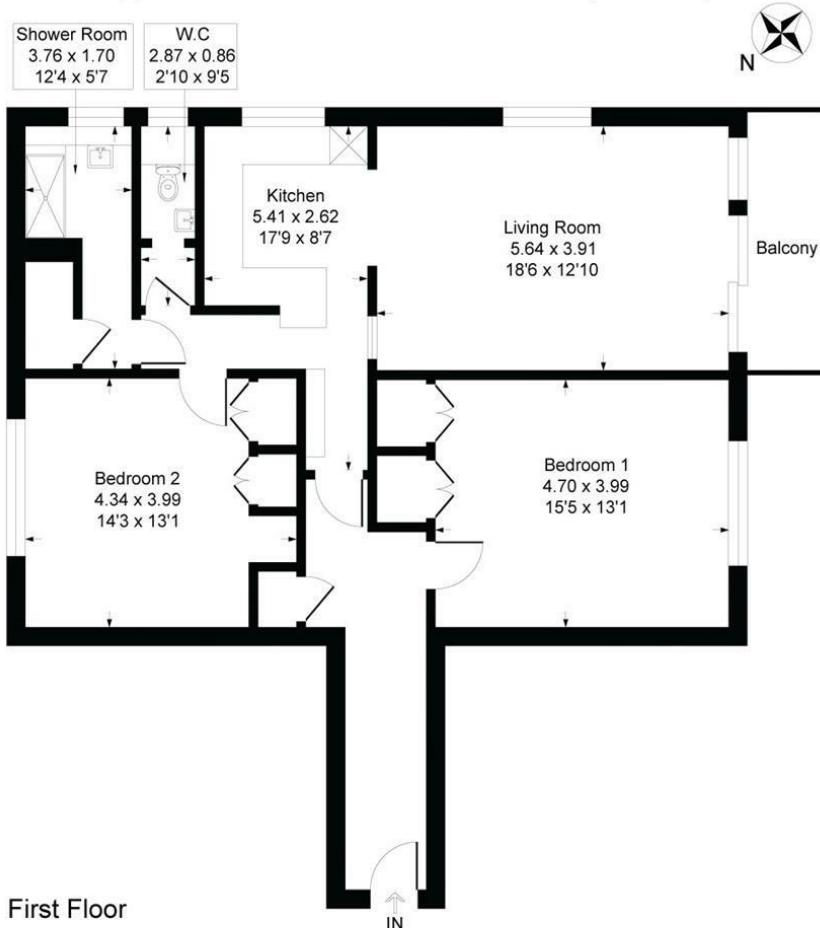


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
rowlandgorringe.co.uk

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.

**ROWLAND
GORRIN**
GE