



Garden Flat, Flat 4 10 Esplanade, Seaford, East Sussex, BN25 1JL

ROWLAND
GORRINGE

Flat 4 10 Esplanade Seaford East Sussex BN25 1JL £285,000

A spacious and surprisingly light, 2/3 bedroom garden flat with off road parking for several vehicles, located on Seaford seafront. Also having an extended lease of 170 years.

A deceptively large and versatile flat with the generous accommodation comprising of: refitted kitchen (2017), dining room, basement room - currently used as a games/cinema room (but could be used as home office, guest room, store room, etc) and bathroom The main bedroom has french doors onto the courtyard (& has been used as the living room before), a second double bedroom with bay window is currently being used as the living room and a further single bedroom. Further benefits and features include high ceilings, picture rails, cast iron fireplaces (with inset tiles), gas fired central heating and uPVC double glazed units.

Outside there is a 20ft courtyard accessed via the porch or double French doors from the main bedroom with two storage areas, whilst to the front there is hard standing for two vehicles and a further storage area.

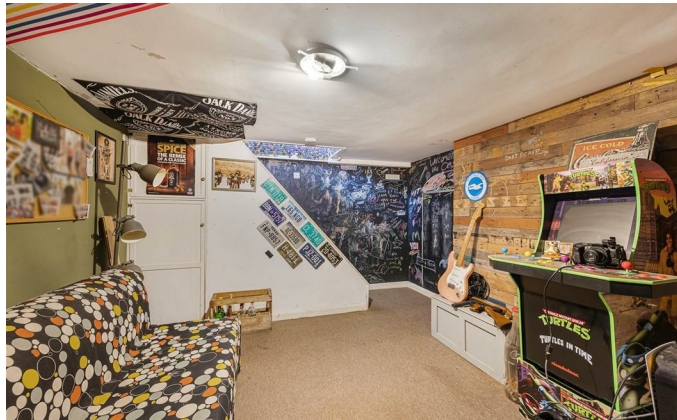
Located opposite the beach, the property is ideally located for seafront walks and Seaford town centre. Numerous shops, cafes, pubs, restaurants, parks, library, two doctors' surgeries, frequent bus services to Eastbourne and Brighton, and railway station - with services to Victoria and Brighton via Lewes, all lie within less than ½ mile.

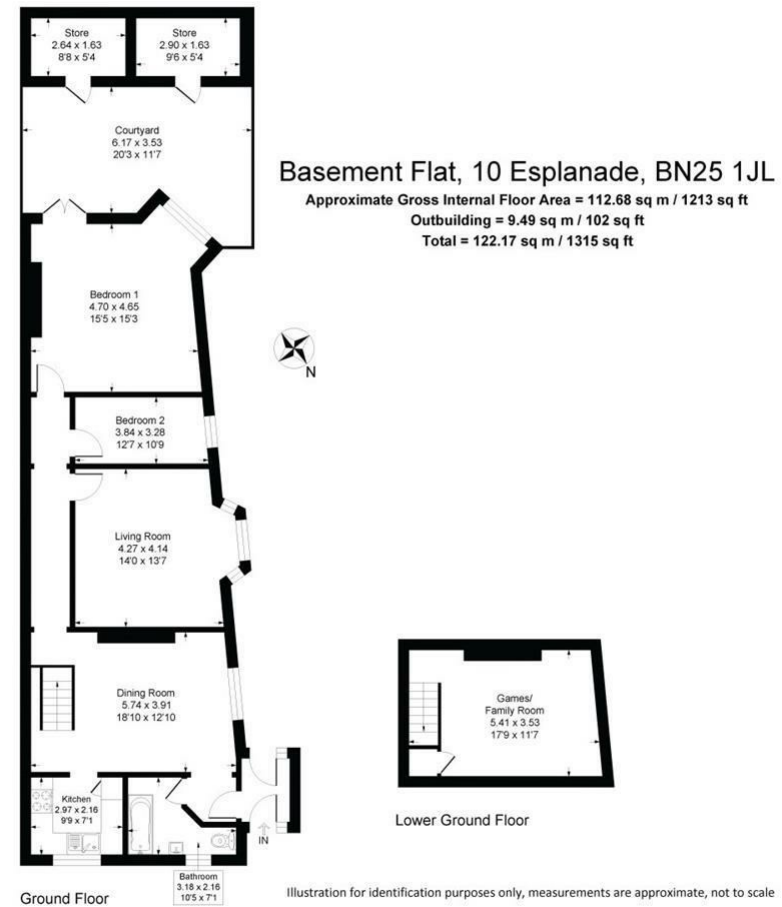


- Approximately 1213sq ft
- Light & Spacious
- Family/Games Room Basement
- Modern Kitchen (2017)
- Gas Fied Central Heating
- Character Flat -Seafront Location
- 2/3 Bedrooms
- Courtyard garden with Storage
- Private Entrance
- Parking for 2 Vehicles



Entrance Porch	
Dining Room	5.72m x 3.78m (18'9" x 12'4")
Living Room (Bedroom)	4.27m x 4.11m (14'0" x 13'5")
Kitchen	2.97m x 2.13m (9'8" x 6'11")
Basement/Games Room	5.28m x 3.53m (17'3" x 11'6")
Bedroom	4.67m x 4.57m (15'3" x 14'11")
Bedroom	3.66m x 1.83m (12'0" x 6'0")
Bathroom	
Courtyard Garden	6.20m x 3.53m (20'4" x 11'6")
Outside Store 1	2.74m x 1.68m (8'11" x 5'6")
Outside Store 2	2.87m x 1.70m (9'4" x 5'6")
Hardstanding	
Leasehold	
- Lease Length: 170 years	
- Maintenance: £163.14 pcm	
- With right to manage	
Council Tax Band: A	
EPC: D	





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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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